

FIGURE 18

the Laurel Hill Greenway. In addition to the public golf course, other planned open space amenities include a Local Park, an interpretive exhibit for the Nike Administrative Site, and preservation of natural resource areas associated with the ponds within the sub-unit. In addition to the South County Secondary School, the remaining acreage should be developed with a Middle School, recreational facilities and open space. Development within this sub-unit should occur under the following additional guidance:

- Development of the approximately 40-acre Middle School site should be compatible with the natural resource areas (i.e. Silverbrook Run and the ponds), the existing golf course and the adjacent Park site. A natural resources protection area should be provided around Silverbrook Run and the pond to the north to ensure adequate conservation and protection. The Middle School building, access, parking, circulation, and recreation areas should be oriented towards Laurel Crest Drive and should avoid the area around the pond. Pedestrian access from Silverbrook Road to both the Middle School and Park sites is encouraged.
- Cultural and historic interpretation of the former Nike Administrative site should be provided with development of the Middle School. It may be appropriate to incorporate cultural and historic interpretation on both the Middle School and Park sites. Comprehensive written and photographic documentation should be completed prior to the demolition of buildings to provide for adequate interpretation.
- The approximately 40-acre Park site is planned for development as a Local Park, which includes active and passive recreation opportunities. Active recreation may include lighted, irrigated athletic fields. A portion of the Park site's open space area should be located and designed as a buffer to the adjacent residential uses. Athletic fields should be oriented to minimize impact to adjacent residential uses and environmentally sensitive areas of the site. When planning the park uses, the following considerations should be satisfied:
 - The community shall have input into any proposal to light athletic fields as part of the Park Authority's Master Planning process; and
 - Any outdoor lighting meets the lighting standards described in the Zoning Ordinance.
- The public golf course located within the Countywide Park should be maintained in a manner that physically links the Giles Run EQC to natural resource areas north of Silverbrook Road.

Sub-unit 3B: The character of developable land in this sub-unit is gently rolling terrain, similar to that of Sub-unit 3A, with the Giles Run EQC located along the southwest boundary. Access to this Sub-unit is provided from Silverbrook and Lorton Roads. It is separated from Sub-unit 3A by the Laurel Hill Greenway. The major land use elements are the former Central Facility redevelopment area the adaptive reuse area, and the Laurel Hill heritage resource area.

The Central Facility redevelopment area is located on approximately 30-35 acres at the junction of the Laurel Hill Greenway and Silverbrook Road. The remainder of the former Central Facility which encompasses the former penitentiary and reformatory, is approximately 79 acres an adaptive reuse area.

Development within this sub-unit should occur under the following additional guidance:

- The redevelopment area is planned and approved for active adults and independent senior housing. Other uses appropriate within this redevelopment area include: limited support retail and service uses, non-hospital institutional or public uses, including higher educational uses and health care service uses, excluding hospital uses. In the redevelopment area, an alternative use should be parks and recreational use.
- The Laurel Hill Greenway should inter-connect with the redevelopment area and the adjacent areas and be integrated in a manner that creates a focal feature within this Sub-unit.
- The Laurel Hill house and its gardens should be designated as a heritage resource area within the Countywide Park with a minimum of 20 acres to ensure conservation of these resources.
- The remaining acreage west of the Laurel Hill house site and south of the former Central Facility should be part of the Countywide Park. Additional recreational facilities characteristic of a Countywide Park should be developed in this area.
- The former penitentiary and reformatory should be considered for adaptive reuse. The original masonry structures, built in the 1920s and 1930s, should be preserved and adaptively reused, if possible. In addition, the former administration building and chapel should also be considered for adaptive reuse. Adaptive reuse could include compatible governmental uses such as offices and schools, subject to 2232 approval, and non-hospital institutional, public and recreational uses.

The Laurel Hill Adaptive Reuse Citizens Advisory Committee (CAC) vision:

In November 2004, the CAC recommended an option for the reformatory and penitentiary area. The CAC developed a vision for the former penitentiary and reformatory to be adaptively reused for mixed-use that includes education, office, technology-oriented research, retail and residential uses. The residential component was envisioned to include a mix of market rate and magnet housing. The magnet housing should complement the surrounding educational, cultural and other public uses. Development of the site may occur in one phase by reusing both the reformatory and penitentiary areas or a multi-phase approach. If multi-phase, the first phase should include the reformatory and the area of buildings between the reformatory and the ballfield as one component and the entire penitentiary area as the second component. In any scenario, issues affecting the entire 79-acre site should be addressed through a coordinated development plan. Design sensitivity to historic architecture and the creation of a high quality project are key elements for any adaptive reuse proposal to be considered.

The following text and illustrations represent the CAC vision for the adaptive reuse of the former penitentiary and reformatory areas. The text and illustrations are intended as concepts to guide redevelopment of this area. As stated in the CAC report dated November 2004, the numbers of units and square footage are illustrative and may vary depending upon the eventual approved development scenario. Figure 19, the



CONCEPT PLAN MAP FIGURE 19

Final Concept Plan Map, shows the CAC vision for the reformatory, penitentiary and the village center areas and the general road connections.

Development Guidelines

Land Use Concepts

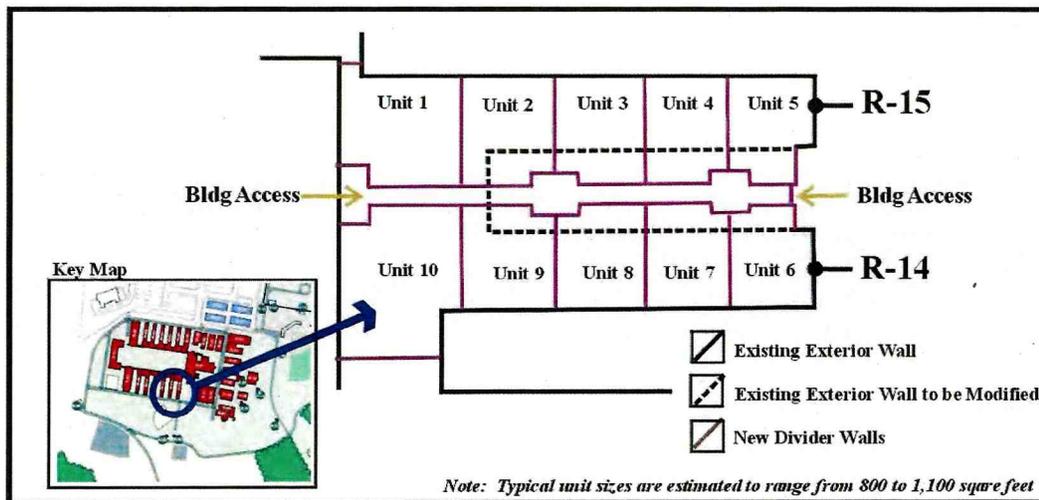
- **The Reformatory** quadrangle south of the Spring Hill Senior Housing is envisioned for adaptive reuse that may include magnet and market rate housing, and/or other uses such as education, office, technology-oriented research, and retail. Housing should be loft-type residential units which result from the adaptive reuse of the existing structures. The CAC envisioned a range between 50 to 125 units. There should be flexibility to allow for exterior modifications necessary to meet the requirements of residential use. The magnet housing units are envisioned to develop as an ancillary use to other uses within the reformatory and penitentiary area and surrounding educational, cultural and other public uses. The magnet housing units are envisioned to provide housing for professionals such as educators and public safety specialists. A conceptual view of the reformatory is shown in Figure 20.



CONCEPTUAL VIEW OF REFORMATORY

FIGURE 20

The concept plan for the reformatory illustrates utilizing the areas between every other dorm to provide space to create a more usable floor plan. As shown on Figure 21, the layout provides a central corridor with rooms/units off each side of the corridor. Depending on the mix of uses, the size and number of units could vary. In this concept, the quadrangle area (central open space) would remain as a park area available to the public. Parking for the reformatory area would primarily occur in the flat areas to the south of the quadrangle.



TYPICAL CONCEPTUAL FLOOR PLAN FOR RESIDENTIAL USE AT THE REFORMATORY **FIGURE 21**

Circulation is envisioned to be a loop road around the reformatory quadrangle that links with Lorton and Silverbrook Roads. The road connection may extend to Laurel Crest Drive to the north. In any proposal, all road improvements would need to be coordinated closely with the Fairfax County Department of Transportation and Virginia Department of Transportation. The site design should incorporate direct connections with the Laurel Hill Greenway and encourage pedestrian and bicycle access to the site.

- A Village Center** is envisioned to be located in between the reformatory and the ballfield and may be considered for a mix of retail (such as small boutique shops and other unique retail uses) and professional office uses. The CAC suggested commercial uses in the range of 40,000-60,000 square feet. Small professional office uses should be located along the “Main Street.” The village center concept envisions a combination of rehabilitated contributing buildings along with new, infill construction. The vision is to create a center that builds on the architectural character of contributing buildings, while allowing new construction that may meet the requirements of today’s retail and small office users. The village center concept includes residential uses above retail uses to create a vibrant neighborhood commercial center. This neighborhood center is envisioned to serve the former reformatory and penitentiary areas as well as serve as a hub to the senior community to the north, the new and existing residential communities north of Silverbrook Road, and other surrounding communities. A conceptual view of the village center is shown in Figure 22.

To be distinct from other retail centers in the area, the village center is envisioned to include a mix of uses and designed to create a unique



CONCEPTUAL VIEW OF VILLAGE CENTER

FIGURE 22

environment. Uses may include restaurants, specialty stores, convenience retail and small professional office uses. Conceptually, the village center is oriented toward the existing north-south road that links to the senior living community. This road should include connections to Lorton Road to the south and Silverbrook Road to the east. To help ensure success of the Village Center, identifying signage should be incorporated at the intersection of Silverbrook and Lorton Roads.

Depending on the final design of the village center, consideration may be given to the development of an additional block of condominium/loft units directly east of the main street. This additional block would create an alley condition and would help limit views of the backs of the commercial buildings and would allow for residential units to look out on to the ballfield. The CAC envisioned a range of 10-30 residential units within the village center.

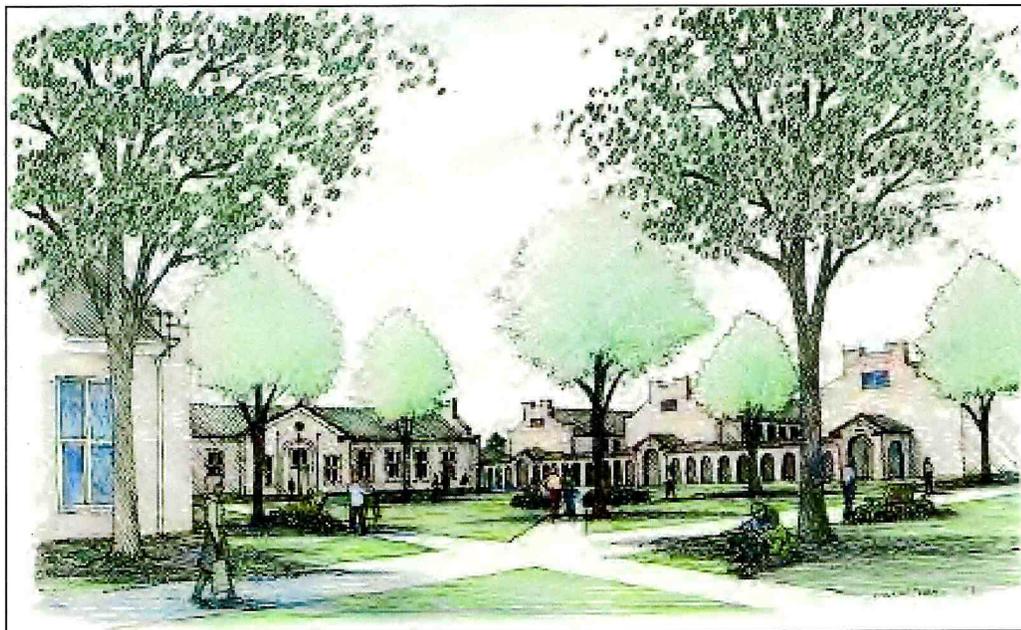
Parking for the village center should be provided as on-street parking where feasible, with surface parking areas to the south and east of the village center.

- **The Ballfield** is envisioned to be converted from an interim use to a permanent recreational amenity for the site and surrounding users. The ballfield should include pedestrian linkages to the Laurel Hill Greenway, adjacent park areas and the reuse areas. Parking areas should be provided within the existing

parking sites south and west of the ballfield, and shared parking with retail and office uses should be considered.

- **Reuse of the Penitentiary** may include the rehabilitation of the existing quadrangle for a range of educational and education-related uses, supporting office and technology-oriented research facilities, and other similar uses. The CAC envisioned that the education use should range in size from 50,000 to 125,000 square feet. Access to the penitentiary site should occur through carefully located portals in addition to the existing sally port in the penitentiary wall. An opening at the north end of the site to a new access road connecting to Silverbrook Road and from the south from the ballfield is preferred. The existing road along the exterior of the eastern side of the wall should be upgraded to serve as a circulation route around the penitentiary and provide additional access to the ballfield and reformatory.

Within the penitentiary walls, parking is envisioned to be provided in proximity to the buildings depending on the use. Small parking lots should be developed in an axial relationship on the north and south sides of the penitentiary in order to meet the parking needs and respect the axial site layout. Consideration should be given to incorporating some parking along the exterior road to the east of the penitentiary. The provision of fire lanes between the penitentiary buildings and the wall may be accommodated with a stabilized lawn system to minimize impervious areas. A conceptual view of the penitentiary is shown in Figure 23.



CONCEPTUAL VIEW OF THE PENITENTIARY

FIGURE 23

Design, Access and Historic Preservation Guidance

- Design of the reformatory and penitentiary area should be sensitive to the historic architecture and create a high quality rehabilitation that enhances the pedestrian-oriented area. Parking areas should be provided to meet County and user requirements, offer convenience to the uses and be designed, if practical, to be visually unobtrusive.
- The development of the reformatory and penitentiary area should seek to create a unique environment in Fairfax County and the region. The reuse should create a focal point and activity center for the community. The development should complement the surrounding park areas by providing services to the park users and linkages to the park and Laurel Hill Greenway.
- Access to the reformatory and penitentiary area should be provided from Silverbrook Road and the collector roadway linking Laurel Crest Drive. The Silverbrook Road access should provide as direct a link as feasible to this important collector road. Consideration should be given to realigning the northern portion of this road to tie directly into the "Main Street". Additional technical analysis of both these road connections will be required.
- Emphasis should be placed on rehabilitation of historically relevant structures for new uses. New uses may require changes to doors and windows along with other building alterations. These changes should be made to complement existing architecture and in accordance with the Secretary of the Interior's Standards and Guidelines for rehabilitating historic buildings.
- New construction may be necessary to address the needs of future users. New construction is envisioned to be undertaken in a manner that is compatible with and complementary to the existing character of the historic district. When proposing new construction, consideration should be given to the distinctive architectural and landscape areas. Siting of these buildings should be carefully considered in context of the historic building patterns.

Phasing

- Development of the site could either occur in one phase, establishing development in both the penitentiary and reformatory areas, or in two phases. In any event, the development team should address issues affecting the entire 79 acre site through a coordinated plan. If the development plan identifies a multi-phase process, it is recommended that the first phase be the reformatory and village center area. Development of this area first will have the greatest visual impact and as a result serve as an incentive for reuse of the penitentiary and help to establish the center of this important redevelopment as well as complementing the senior community and park areas, and the new and existing communities adjacent to Laurel Hill.

Implementation

- Considering the complexity and potential costs related to developing the penitentiary area, Fairfax County should encourage the federal and state

governments to be active partners in the development of an education scenario. Potential partnerships should explore the use of historic tax credits, federal and state grants to support infrastructure, building renovation or operations, and support in streamlining the approval process. The approvals could include the activities related to reuse or demolition of historic buildings, as well as those related to the Memorandum of Agreement and the General Services Administration oversight of the property.

- In order to create a viable, self-sustaining development, the County may consider possible approaches to increasing the viability of the adaptive reuse area by modifying or increasing the residential or retail components of the CAC recommendation, dated November 2004, or reducing the number of structures to be re-used, subject to the terms of the Memorandum of Agreement.
- At the penitentiary, possible approaches to the reuse project may include converting one or more buildings to residential use. Such residential use could include living units for independent, active adults, similar to the adjacent Spring Hill Senior Center or residential units similar to the residential concept for the reformatory. A medical and/or nursing graduated care facility also may be included at the penitentiary. Any reduction in the number of structures to be re-used is subject to the terms of the Memorandum of Agreement.

LAND UNIT 4

Land Unit 4 is comprised of approximately 470 acres of which approximately 20 percent is in environmentally sensitive areas (see Figure 24). The land unit is generally bounded by Giles Run on the northeast, Hooes Road and Mills Branch on the west, the I-95 Landfill on the south and a subdivision of single family detached houses on the east. The area is mostly open fields with some mature vegetation along Giles Run, along the Laurel Hill Greenway and in the area north of the I-95 Landfill site. The Laurel Hill Greenway separates the area into sub-units, with Sub-unit 4A to the north and Sub-unit 4B to the south. The Old Furnace Road Bridge should be preserved and incorporated into the Laurel Hill Greenway where it runs parallel with the realignment of Furnace Road.

The EQC areas associated with Giles Run and Mills Branch and heritage resources such as the Nike site should be preserved. The EQCs, the Laurel Hill Greenway, the Nike site and the Dairy Farm are major open space amenities and are a significant element in the planning of this land unit. The preservation features as well as the remaining acreage should be developed as part of one or two District Parks in accordance with the following guidance for the sub-units.

Sub-unit 4A: This sub-unit contains approximately 210 acres of land, which includes approximately 30 acres of environmentally sensitive land. The Laurel Hill Greenway runs along the southeastern boundary of the sub-unit, linking the open space/pedestrian system to the two adaptive reuse areas (i.e., the former Central Facility and the Occoquan Workhouse). The Nike Launch Site is located at the junction of Hooes Road and Furnace Road. These features as well as the remaining acreage should be developed as part of a District Park. Development within this sub-unit should occur with the following additional guidance:

- The Laurel Hill Greenway and the trail system should interconnect the residential areas north of Silverbrook Road to the historic and recreational amenities located north and south of this sub-unit.