

Approved by BOS
July 2002

**Proposed Draft for Scope & Format of Feasibility Study
December 31, 2001**

Pursuant to Section 8(a) of the Memorandum of Agreement (MOA), Fairfax County hereby submits a proposed scope and format for a feasibility study that will be required by any party proposing demolition of any contributing structures within the Eligible District, as that term is defined in the MOA, unless the structure is included in Attachment B of the Memorandum of Agreement.

In order that the demolition of structures within the eligible district support an adaptive use concept and vision for the district in keeping with the County's adopted Comprehensive Plan, the County intends to develop a Contributing Structures Adaptive Use Plan that identifies those buildings that can and should be preserved for adaptive reuse as well as those that should be removed. This Adaptive Use Plan should include a general assessment of the character and condition of contributing buildings and a hierarchy of these structures in terms of historical relevance to the architectural theme and vision for the district and structural integrity and reuse potential. Once this Adaptive Use Plan has been completed, it will be submitted to the Virginia Department of Heritage Resources (VDHR), Lorton Heritage Society (LHS), and the Advisory Council of Historic Preservation (the Council). LHS and VDHR shall then have thirty (30) days to object to the Plan. Should VDHR or the LHS object, they may register in writing a formal objection to the Clerk of the Fairfax County Board of Supervisors. Should neither VDHR or the LHS object within the thirty (30) day period, the Fairfax County Board of Supervisors shall act to approve or disapprove the Plan. If this Plan is approved, those structures identified for removal in the Plan may be removed without additional authorization or approval.

If a proposal is made to demolish a contributory building prior to the approval of the Plan, the party proposing the demolition should complete a Re-Use Feasibility Study which shall include the following:

- 1) a cost estimate for repairs and infrastructure enhancements to adaptively use the structure
- 2) a general evaluation of the suitability of the space for adaptability to other uses and code compliance issues
- 3) a general description of the current physical and structural condition of the structure including building components and systems
- 4) a description of the significance of the structure including the importance of the structure to the historic eligibility district and surrounding contributory structures
- 5) a general site evaluation, including an analysis of how the structure's location and footprint effects the usability of the site

Proposals for demolition along with a Re-Use Feasibility Study of contributing structures, will be reviewed by the County's Architectural Review Board (ARB), which will make a recommendation to the County's Board of Supervisors. The Board of Supervisors will hold a public hearing on the proposed demolition of contributing structures prior to making the decision to demolish a structure or structures.

Proposals to remove contributing structures not identified for removal in the Adaptive Use Plan must also complete a Re-Use Feasibility Study and follow the same review proceeds outlined above. Structures identified in Attachment B are exempt from consideration in the Plan and may be demolished without further review.