

**Response to Recent Inquiries about
Activities in Laurel Hill and Southern Fairfax County**

March 19, 2007

Parks and Recreation

1. Outline the plans for the interim protection and stabilization and the permanent preservation for the historically- and architecturally-significant Lorton Reformatory Ball Park. When can the facility be put back into full use as a community and recreational asset for all area citizens and groups rather than being limited to just the baseball-field use? Does an expanded recreation use have to follow the same process for redeveloping the Reformatory/Penitentiary Facilities?

Work on the historic ball field main bleacher area began in February 2007, and is being managed by the county's Facilities Management Division. All of the old tin and the rotten decking have been removed. A new tin roof will be installed, support beams will be replaced where necessary, and the exposed wood will be painted in the March/April timeframe, weather permitting.

The large bleacher area sustained heavy damage during wind storms in 2006. The bleacher area is located behind the fence and outside of the interim use field area.

The ball field is currently being used and maintained through an Adopt-a-Field agreement between the Park Authority and a local little league team. The long-term plan for the Adaptive Reuse site calls for a recreation use at this location. Until detailed plans are developed for the adaptive reuse of the prison, baseball will remain the best utilization of the site with the field in use approximately 7 months out of the year. Additionally, this use can be safely segregated from the rest of the prison site and buildings with minimal county investment in maintenance and improvements.

2. When will Fairfax Water construct the two recreational fields on the buffer land along Ox Road and when will FCPA be given control over these fields so they can be put to use?

Under the terms of the Special Exception, Fairfax Water has granted the FCPA permission to provide active and passive recreation uses on the northern buffer of the water plant. The agreement with Fairfax Water grants access and use of the area until such time as the water plant may need the property for expansion.

The Raptors football program expressed an interest last year in placing 2 fields and a parking area on the site and inspected the site. FCPA has not heard from this group since that visit, nearly a year ago. FCPA has no current plans to develop the site and has no funds budgeted for improvements to the site.

3. What is the status and most likely implementation time-frame for the planned trailway connections between the existing Laurel Hill Greenway and/or Cross County Trail (CCT) Systems and the adjacent South Run Stream Valley Park (to the northwest along the South Run creek-bed or ridge-line, into the Newington Forest Community) and the contiguous Joseph Plaskett Park and Lorton Town Center/Virginia Railway Express (VRE) Station Areas (to the southeast along the Pohick Creek creek-bed, under I-95)?

The trail connection from the CCT to the South Run Stream Valley trail system is scheduled to be implemented as part of a re-route of a section of the CCT on Pohick Stream Valley. The project, funded through the 2006 bond program, is just getting started with feasibility studies. When those are completed, the project will be scoped for Park Authority Board approval before beginning design. The intention is to include two stream crossings to avoid the powerline easement rocks and connect to the trail coming down from Pohick Road. From that trail, the public can use the asphalt trail along Pohick Road to reach South Run Road, walk along the shoulder to Rushing Creek Drive and into the South Run Stream Valley trail system. The section of trail along South Run Road on the Newington Heights Swim Club property has not been completed. At one time the property owners talked about building a trail along the road, but it is unclear whether that project ever occurred.

The connection under Route 95 continues to be in design. Best information is that KSI has not completed permitting this project and a final route has not been approved. The timeframe for this project is not certain at this time and depends in large part on the developer. There are unresolved questions and issues associated with the route that must be resolved, including obtaining numerous permissions on property not owned by either the developer or a county agency.

4. What remains to be done – and what is the schedule – for the entire Laurel Hill Greenway Trail System, especially the main portion which uses the former Lorton & Occoquan Rail Road Corridor?

The Laurel Hill Greenway trail is being developed in sections. There are currently two sections under development as part of the Senior Living campus (Spring Hill) and as part of the requirements of construction for the Lorton Arts Foundation.

A plan for the overall trail will be included in the Laurel Hill trail plan that is scheduled to be completed later this year. Until that plan is complete, time frames for final development of the trail have not been determined.

The trail section adjacent to Spring Hill is to be completed by KSI, the company adaptively re-developing buildings at Spring Hill. KSI will coordinate this trail development with the Park Authority. KSI has not provided updated information on the schedule for the completion of this trail segment. When the trail is complete and dedicated to the Park Authority for maintenance, either through a transfer of land or an easement, it will be maintained according to

standards in the Guide for Trail Management, generally mowed three times annually.

5. What is the schedule for building-stabilization, cleanup, and minor repairs on the remaining "core" adaptively-reusable Nike Missile Site's buildings, especially within the Site's former Fire Control Area?

Some work is currently underway to further protect the Control site structures from the elements, but any additional improvements must wait for FY 2008 budget allocations. The Park Authority has also requested estimates for the removal of trash from the site.

6. Are there plans to remove the overgrowth and shrubbery along the Newington Height's Community Park's trailway between Monacan Road and the historic Silverbrook United Church (parallel to Silverbrook Road) to provide better visibility along the trail?

This clearing has begun, and the Park Authority is in the process of determining what additional vegetation could be removed to make the trail visible from Silverbrook Road.

Transportation

7. What specific improvements will be made to the short section of Silverbrook Road, between Monacan and Southrun Roads, that is experiencing increased traffic due to growth, commuter cut-thru, and South County Secondary School? What Fairfax County and/or VDOT' plans are being considered? Are there any plans to better protect and encourage the large numbers of student-walkers who access the school and their homes via this roadway corridor?

Funding to complete pedestrian walkway links along Silverbrook Road is included in the proposed 2007 Transportation Bond referendum. However, at this time no funding has been identified for the design and reconstruction of the Monacan-South Run segment of Silverbrook Road.

8. What is the status of the BOS-approved Board Matter (presented by Supervisor Hyland on May 23, 2005) concerning the future establishment of the "Historic District Shuttle" to service the cultural and historic venues within Southeast Fairfax County?

FCDOT has developed a Historic Shuttle plan, however funding for buses and the daily operation of the shuttle are not currently budgeted.

9. Is Fairfax County – including schools, parks, or planning – attempting to locate a 5- to 7-acre Bus Parking Area and/or Maintenance Facility somewhere on Laurel Hill, either as an expansion annex to the Alban and Newington Bus Garages and Depots or as a replacement and expansion to the nearby Old Lorton School Transportation Facility?

Fairfax County Public Schools is looking for space for a bus parking facility in the South County/Lorton area, but has not yet identified a specific site. The search is not specifically limited to Laurel Hill.

10. VDOT recently announced that in 2008 they will begin reconstruction/widening of the I-95 Corridor between the Newington and Route 123 Interchanges, with completion scheduled for 2010. Is this project being coordinated with the FCDOT-sponsored Laurel Hill Area Transportation Analysis to ensure compatibility with future the I-95/Lorton Road interchange?

The project to reconstruct Lorton Road as a six-lane divided roadway between Silverbrook Road and Richmond Highway and through the I-95 interchange is completed. The improvements to I-95 will be located on I-95 with little or no changes to the ramps as they intersect Lorton Road. Coordination between the County and VDOT staff is ongoing, and the I-95 project will be compatible with all of the Lorton Road improvements and the roadway needs for Laurel Hill.

11. What steps will be taken to close Apple Orchard Road given the recent approval of the Lorton Debris' Landfill's SEA application?

The roadway network envisioned to serve Laurel Hill Park includes the realignment of Furnace Road generally on the existing alignment of Apple Orchard Road, to provide a better point of intersection with Lorton Road. Funding for the roadway modifications in this area is proposed in the November 2007 Transportation Bond Referendum.

Public Facilities

12. The County's I-95 Resource Recovery and Incinerator Complex located within the LH Property appear to have an ever-increasing mound height. Is height being added to the 1995-closed portion of the former Municipal/Solid Waste area and/or the nearby Ash Landfill Area? What are the County's plans to complete the originally-ordered final closure of the old municipal waste landfill, including any plans for landscaping?

The Division of Solid Waste Disposal and Resource Recovery is in the process of closing the Municipal Solid Waste (MSW) portion of the I-95 Landfill. The Virginia Department of Environmental Quality (VDEQ) approved the closure and post-closure plan for 135 acres on January 16, 2003. The closure work is divided into four phases. The work includes the placement of 18 inches of low permeability clay cap, 15 inches of vegetative layer, re-grading the entire site for proper drainage, the installation of landfill gas systems, and seeding and

mulching. Approximately one million cubic yards of dirt was required to complete this work.

To reduce the construction cost Solid Waste decided to accept free dirt (meeting their specifications) from the construction contractors and stockpile it on site. To date Solid Waste has closed approximately 105 acres. The remaining 30 acres will be closed by the end of September 2007. This will complete the closure of the MSW portion of the landfill.

Solid Waste is presently stockpiling low permeability soil for the remaining 30-acres of the closure project at the Area Three Lined Landfill (Ash landfill). By accepting dirt from the construction projects, Solid Waste has saved approximately \$4.5 million in construction costs. The stockpiled dirt will be used for the closure project. The final grades of the closed landfill will not be changed. These final grades have been approved by the VDEQ.

It might also be of interest to note that the American Public Works Association (APWA) selected the I-95 Landfill Capping Project for its Project of the Year in 2006.

13. Are there plans by the Fairfax County Fire and Rescue Department to develop a fire station on the site identified in the Comprehensive Plan in Laurel Hill (near the intersection of Furnace Road and Hooes Road), given the construction of the Crosspointe Fire and Rescue station? Does Fire and Rescue intend to use the site identified on the Comprehensive Plan for a training facility if it is not to be used for a fire and rescue station?

The Fairfax County Comprehensive Plan (LP1 Laurel Hill Community Planning Sector, as amended through 12-4-06) identifies this site for a Training Academy (Figure 8, p.20) and Fire Station (Figure 10, p. 25). A fire station is identified in the Area-Wide Recommendations (p. 24) and the Public Facilities section of LP1 includes a recommendation as follows:

“If a site for Fire and Rescue has not been located off-site to serve this area, then a site of approximately 5 acres should be provided on the former Corrections Property. The location of that site may be on the south side of Furnace Road between Hooes Road and Lorton Road as shown on Figure 10, with the specific site location to be coordinated with Fire and Rescue. In addition, there should be the potential for a future police substation, which may collocate with the fire and rescue station.”

The Land Unit recommendations for LP1 include the following information for Land Unit 4, Sub-unit 4A, page 49:

“A fire station and/or other public safety facility may be provided on 5 acres south of Furnace Road between Hooes Road and Lorton Road...”

The new Crosspointe Fire and Rescue Station is scheduled to open in April 2007. Fire and Rescue will monitor Crosspointe during the first year of operations to analyze the incident activity (determine if response time is

adequate and the extent to which the response area is compatible with neighboring stations) to determine future needs. The Fire and Rescue Department is interested in retaining the land for potential training uses, which would include classroom space rather than a training facility with burn-buildings and more intensive uses. Any proposed facility will require a public facility review (2232 Review) and approval by the Planning Commission.

Housing

14. Are there any specific regulations in place for the Adaptive Reuse Area for the proposed workforce/magnet housing to ensure that the site will not be used for federally-subsidized affordable housing or rented out to Single Resident Occupants (SRO) if this housing should become vacant?

The Fairfax County Comprehensive Plan (LP1 Laurel Hill Community Planning Sector, as amended through 12-4-06, Land Unit Recommendations, Land Unit 3, Sub-unit 3B, pages 41-49) includes the following guidance for the adaptive reuse area:

“The Laurel Hill Adaptive Reuse Citizens Advisory Committee (CAC vision (page 42):

... 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...

... 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.”

“Land Use Concepts (page 44):

The Reformatory quadrangle ... 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 50-125 units ... 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.”

“...Depending on the mix of uses, the size and number of units could vary.”

At this time, there is no development proposal for the adaptive reuse site; magnet housing is included in the Comprehensive Plan recommendations for

the site. The County will be releasing an RFQ for a Master Developer, who will then work with staff and the community to work towards a development plan. When a development plan is under review for the site, the details of any proposed workforce and affordable housing would be reviewed. DPZ is aware that both the Mount Vernon Council and the South County Federation have committees involved in the development review process. These groups will continue to be involved as the County works towards a development plan for the site. It is important to note that magnet housing can be in the form of studio apartments and geared towards occupancy by an individual.

Staff from the Department of Planning and Zoning and staff from Housing and Community Development (HCD) are working with a Board-appointed High-rise Affordability Panel, made up of representatives from the housing development and financing industries, the County's Redevelopment and Housing Authority and the Planning Commission, to address how Workforce Housing will be encouraged in the County.

Historic Resources

15. Describe the plans to stabilize, preserve and/or restore the following Laurel Hill resources:

a. Barrel Bridge

Direct impacts to the Barrel Bridge will be avoided by re-routing Lorton Road away from the structure. The Bridge is part of the Cross County Trail route and as such will be stabilized as needed as the route is used.

b. Widow Violett/First Prison Superintendent's House area

The historic features in this area, including the foundation remnants of former houses, are understood. Any future disturbance in or around this area will be first coordinated with the County Park Authority, the Lorton Heritage Society, the Architectural Review Board, the County History Commission, and the Virginia Department of Historic Resources, per the Memorandum of Agreement.

Improvements to Lorton Road are being planned to avoid impacts to the existing Barrel Bridge and Barrett Farm House, and future Park Authority recreation fields. Potential impacts to these former house foundations and surrounding area have not been determined at this time.

c. Laurel Hill House Gardens

The Park Authority has initiated a study of the former gardens associated with the Laurel Hill House and is reviewing a draft Cultural Resource Evaluation to determine the work required to properly restore and protect the gardens. A first measure is expected to be the removal of invasive species from the garden. Specific work schedules for this or any other future improvements have not been developed.

d. Former Reformatory Wastewater/Utility Support Plant Area

This feature on Giles Run has historic status by virtue of being within the Historic District. It is not listed as a contributing feature in either the Memorandum of Agreement or the National Register Nomination. There are no plans or budgeted dollars for any rehabilitation or re-use actions related to this site.

Adaptive Reuse Site

16. Is there anything that can be done to improve the broken windows and overall negative appearance of the towers and the wall around the penitentiary?

County staff has initiated a conditions assessment of the guard towers, the trail alongside the Spring Hill community, and the prison yards where building materials and prison detritus are visible to neighboring communities. This assessment includes recent site visits by DPZ, a recent site visit made with a Spring Hill resident and Tom Howard of Supervisor Hyland's office, and an engineering and conditions assessment by FMD. We expect to have a plan in place for making the area safer and more attractive by early April 2007. The findings of the assessment and the plan will be made available to the public and coordinated with Supervisor Hyland's office.

Prepared by Fairfax County Departments of Planning & Zoning, Facilities Management, Transportation, Fire and Rescue, Solid Waste and the Fairfax County Park Authority

For additional information about Laurel Hill visit the County's website:

<http://www.fairfaxcounty.gov/dpz/laurelhill/>