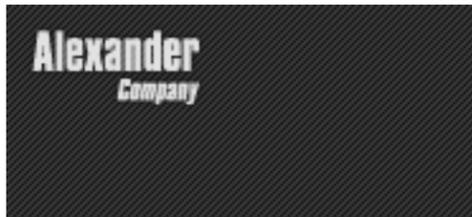


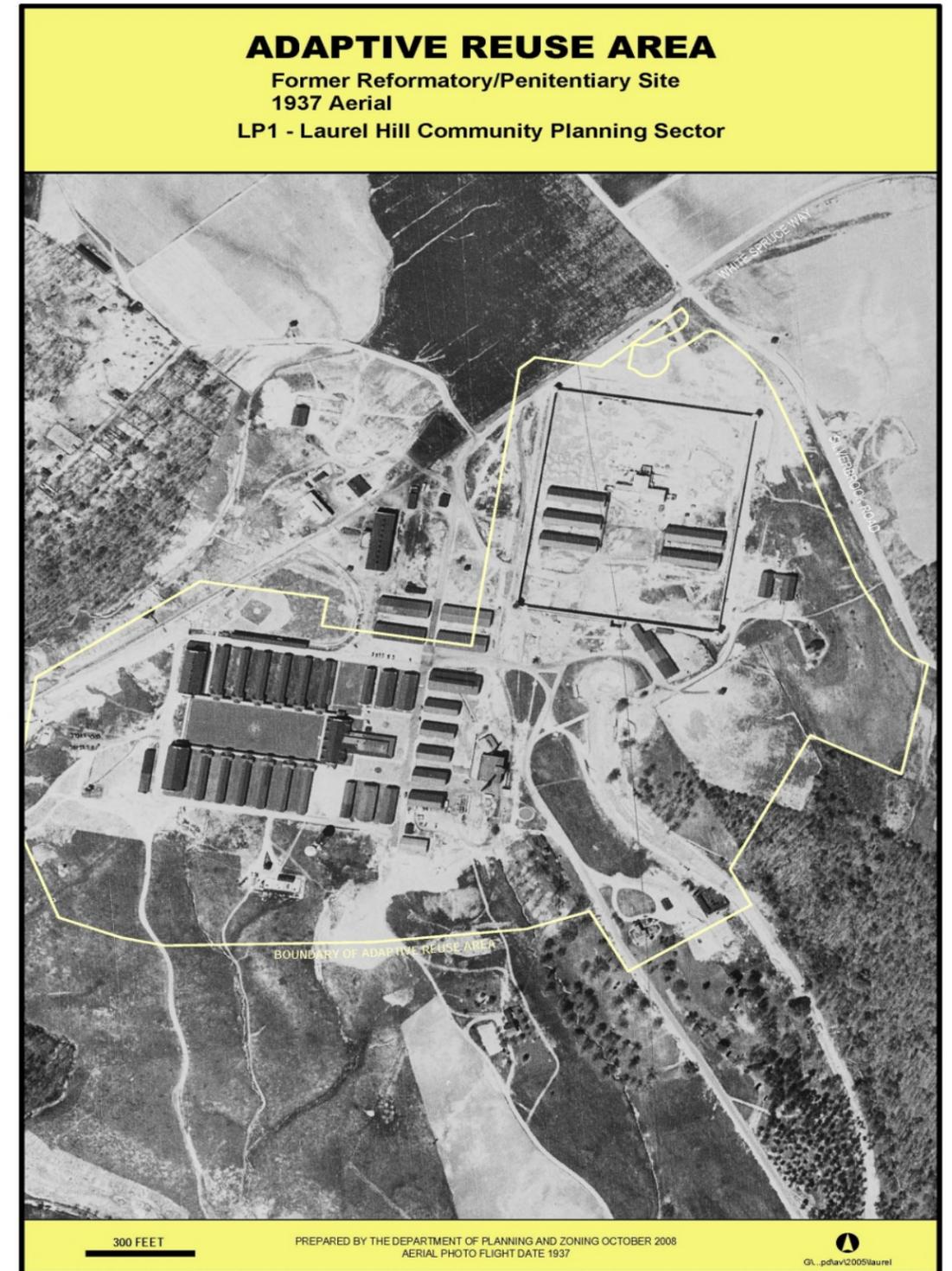
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ARCHITECTURAL REVIEW
BOARD WORKSHOP
AUGUST 9, 2012



Historic Integrity

- Large prison and work farm complex
 - Progressive Era penal reform principles
 - Rural areas – farm or trade
- Character-defining features of DC Workhouse and Reformatory Historic District
 - Buildings, structures, landscape elements, viewsheds
- Standards and Guidelines ID



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Character Defining Features

- Reformatory:
 - Site plan
 - Main quadrangle
 - Rows of dorms, open space, colonnade
 - Viewsheds
 - Row of workshops
 - Buildings and Structures
 - Main entry gate
 - One-story dorms, two-story gym, dental facility
 - Dining Hall
 - Shops, brick roads and parking area
 - Power plant, chapel, guard towers



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Plan Development

Character Defining Features

- Penitentiary: Buildings, Structures, Layout
 - Wall and guard towers
 - Entry gateway/sallyport
 - Central open space
 - Orientation of principal buildings, colonnade
 - Open space between cell blocks and wall, whitewash at wall base
 - Lack of landscaping

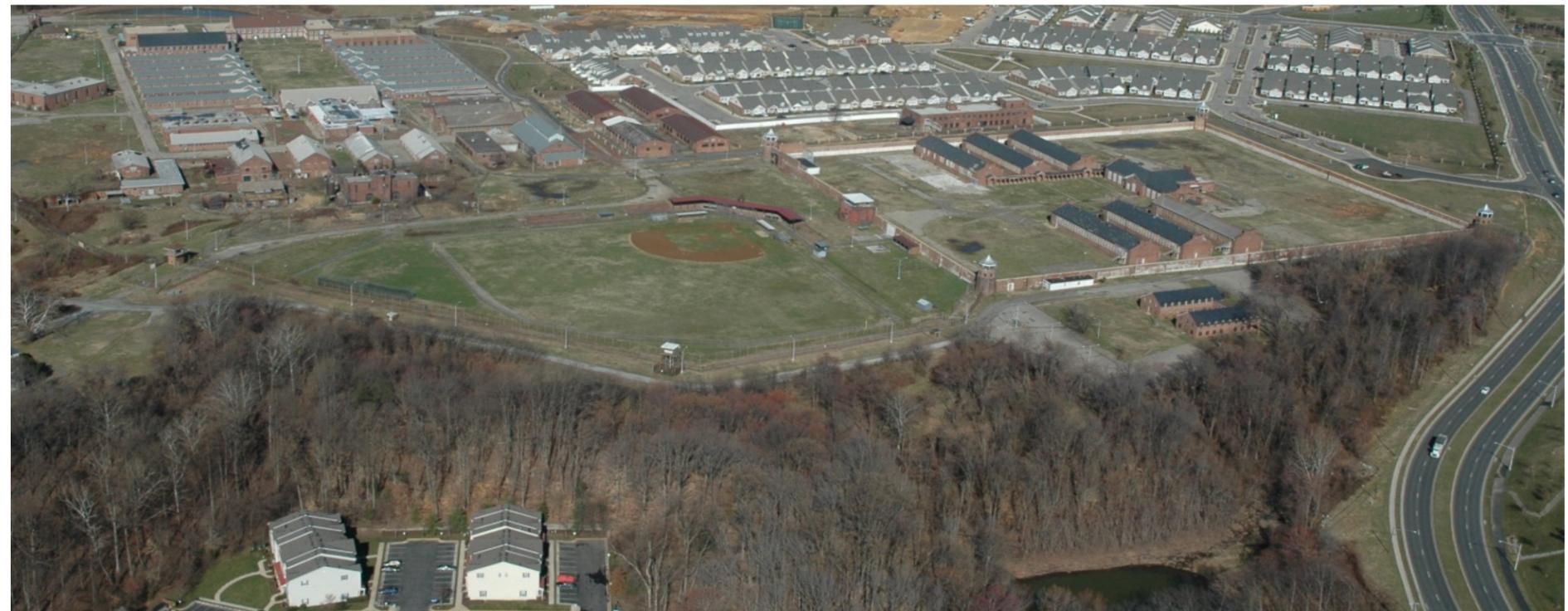


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Plan Development

Character Defining Features

- Surrounding Areas:
Buildings, Structures,
Viewsheds
 - Guards Quarters
 - General Recreation
Area/Ballfield
 - Covered
grandstands and
open bleachers
 - Free standing guard
towers
 - Sloped landscape
and viewsheds



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Plan Development

Character Defining Features

- Convey importance of site
 - Retain features
 - Protect integrity
 - Adaptively reuse



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Plan Development

Adaptive Reuse

- Brings change to historic site
- Proceed in reasonable, balanced manner
 - Use essential principle of protecting site integrity
 - Avoid fundamentally altering the site so that character is compromised beyond recognition
- Attain successful project
- Historic features significant to property's character are preserved
- Historic property serves community in new way through new use



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Implementation of Laurel Hill Master Plan

- ARB and Fairfax County are partners
- The Alexander Company
- Elm Street
- Project components in place
- Move forward to adaptively reuse the property



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Plan Development

Laurel Hill Plan Development & Refinement

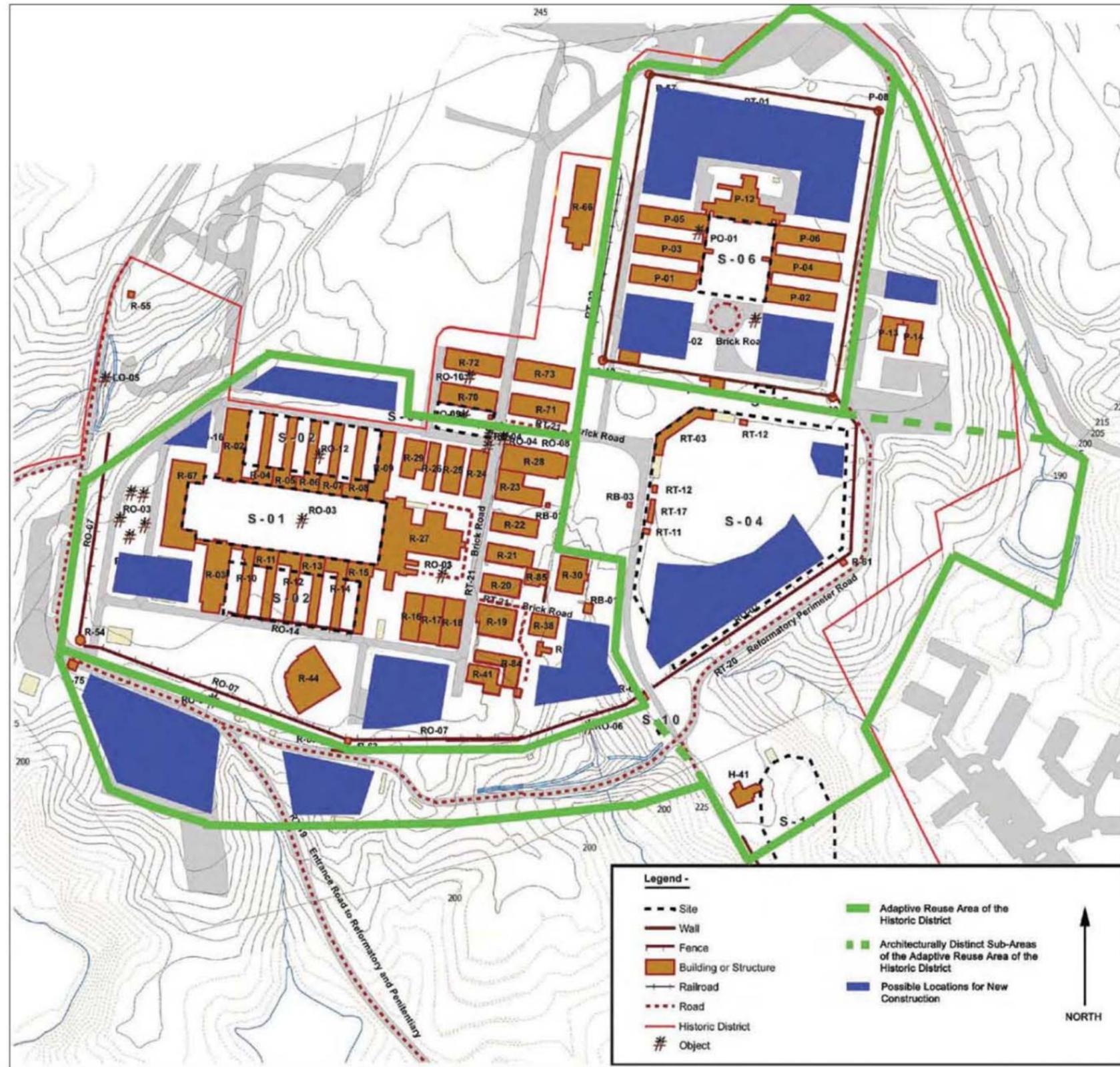
- 2002 – Adaptive Reuse Task Force convened
- 2004 Task Force Recommendation – Near total preservation and minimal new construction. \$32M estimated gap
- 2006 RFP – Responses reflected reduced preservation, a predominance of new construction and no use of tax credits
- 2007 RFP – Selected partner with Tax Credit and preservation experience for Master Plan development
- 2009 Master Plan – Near total building preservation + new construction. Supported by community. \$10 -\$12M gap.
- 2010 /2011 – BOS Approval of Master Plan / Interim Agreement
- 2012 – Filings for Rezoning & Tax Credits, Preparation of Development Agreement

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Overall Plan



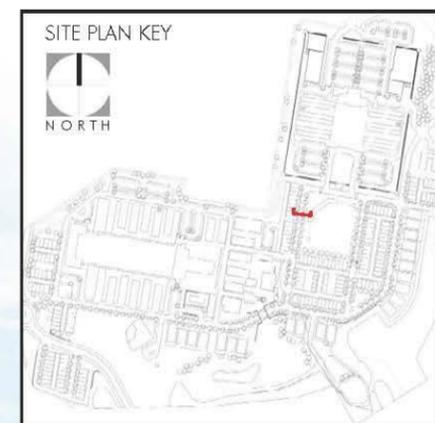
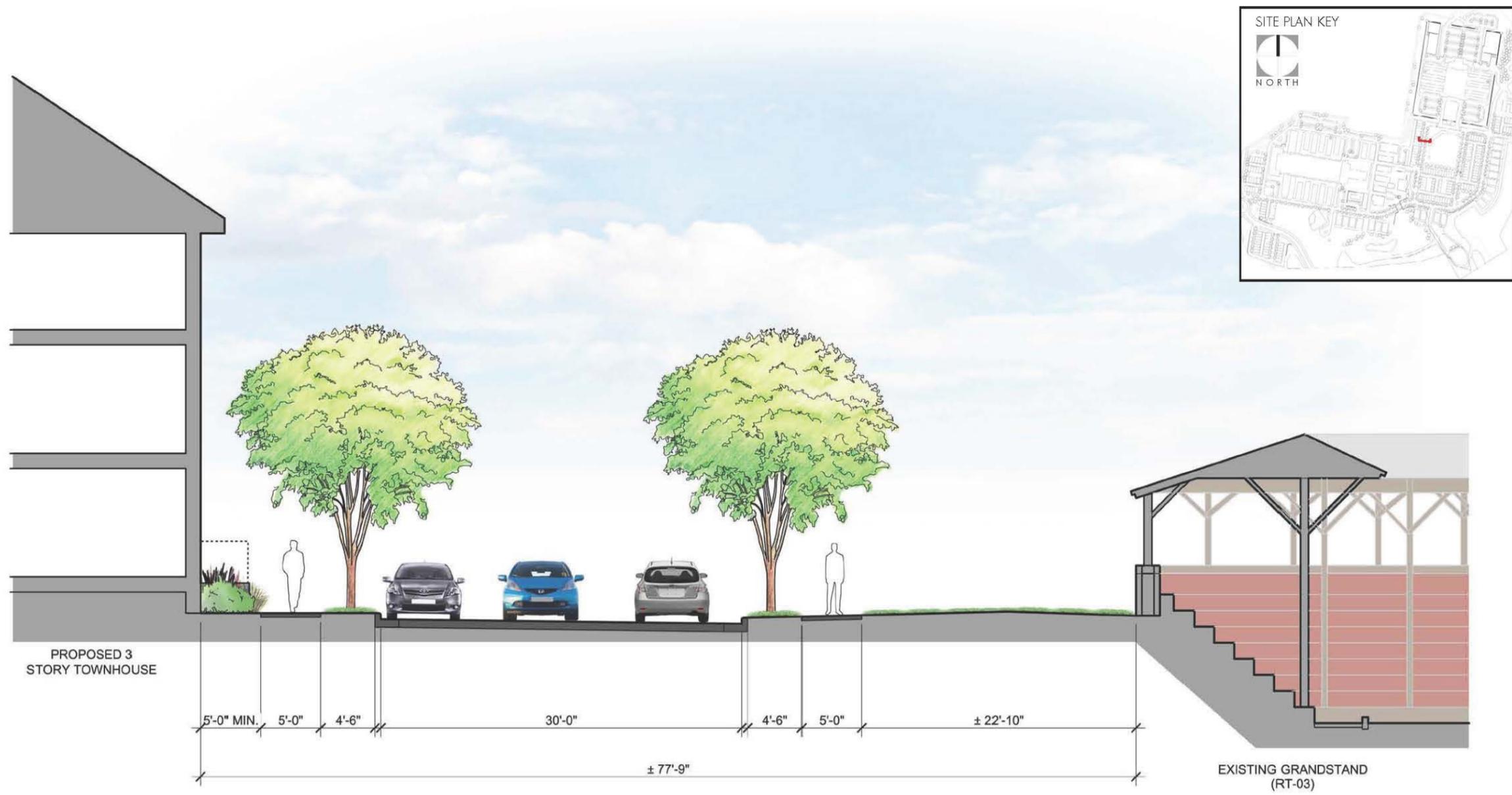
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New Construction Plan



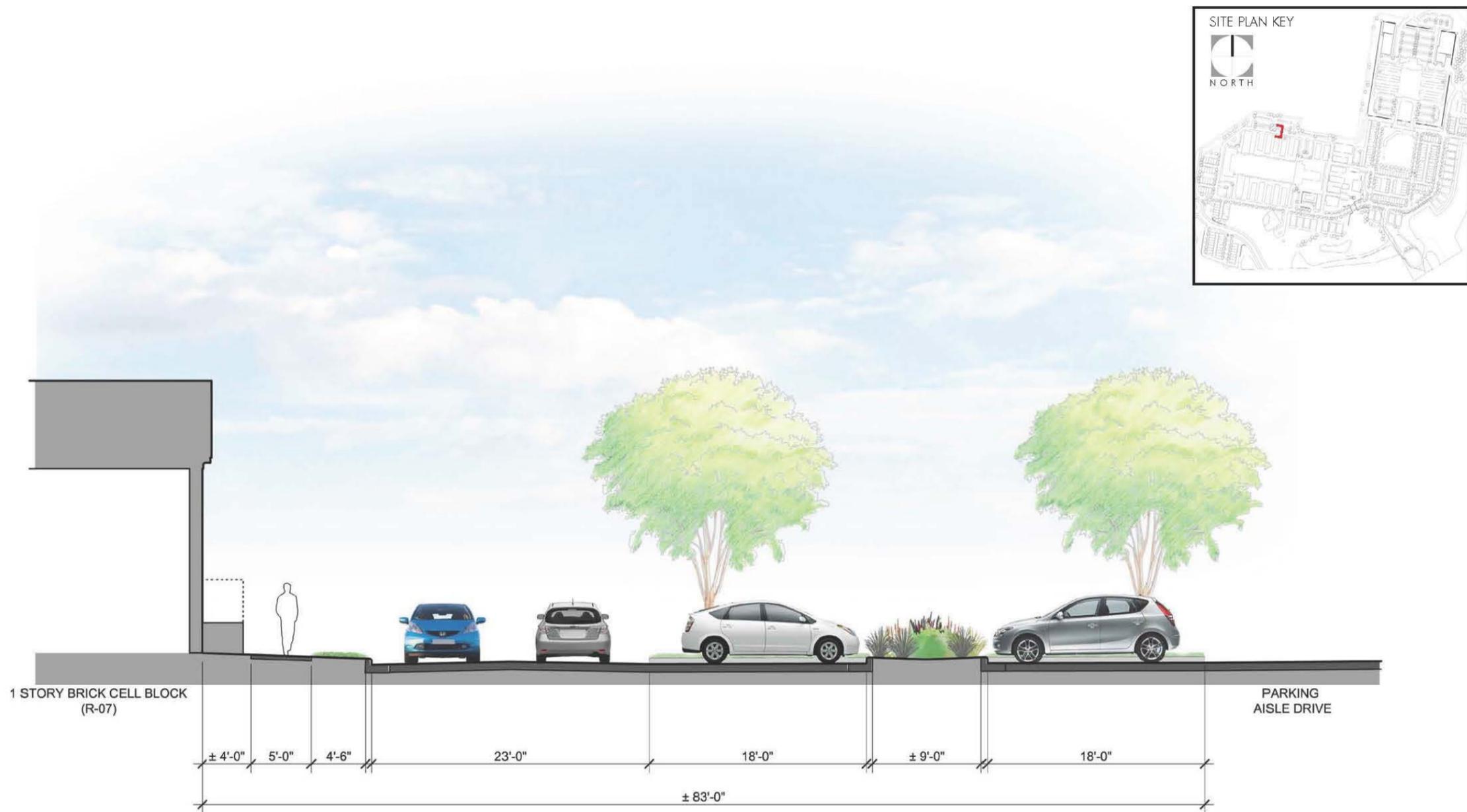
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ARB Workshop Sections



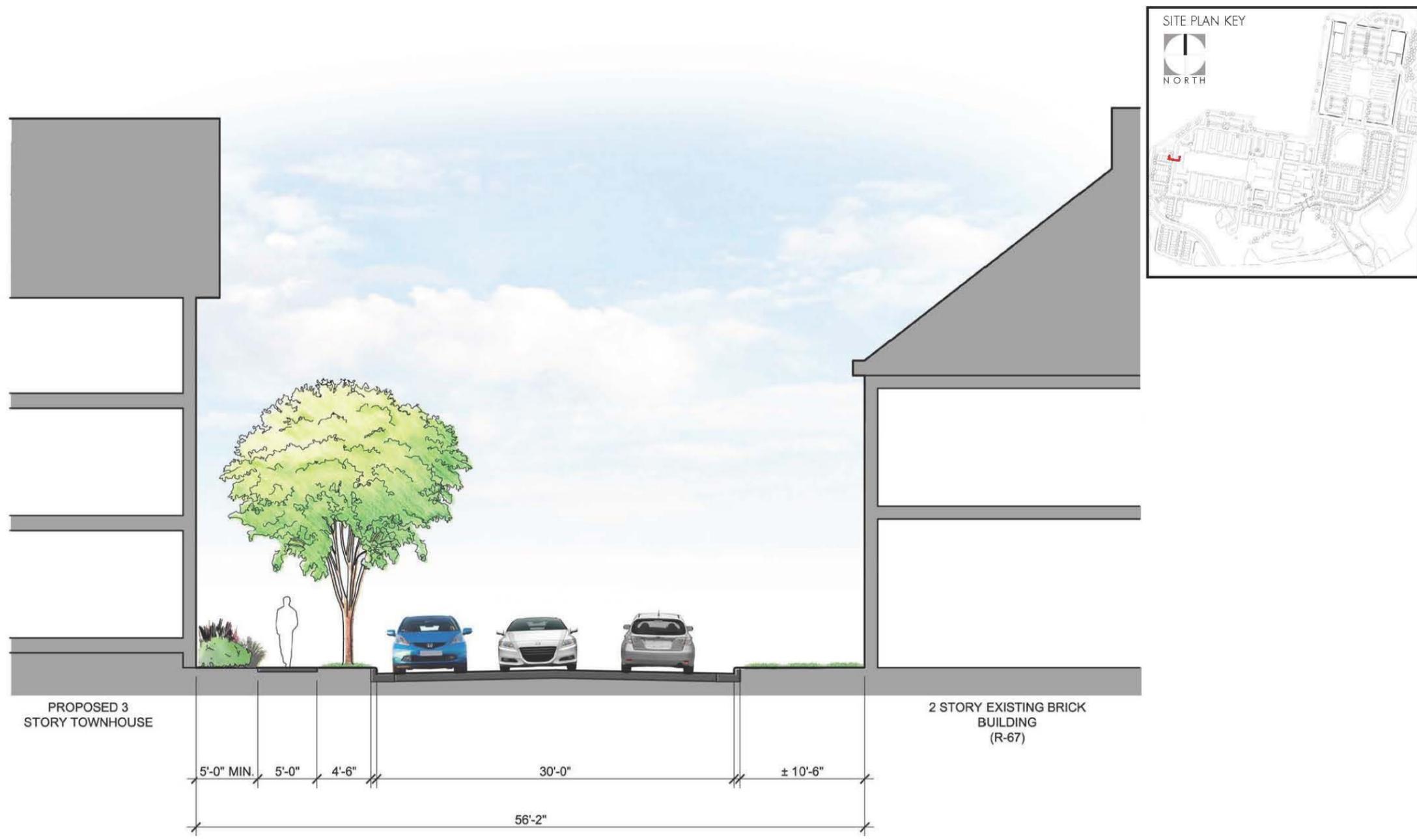
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Section A



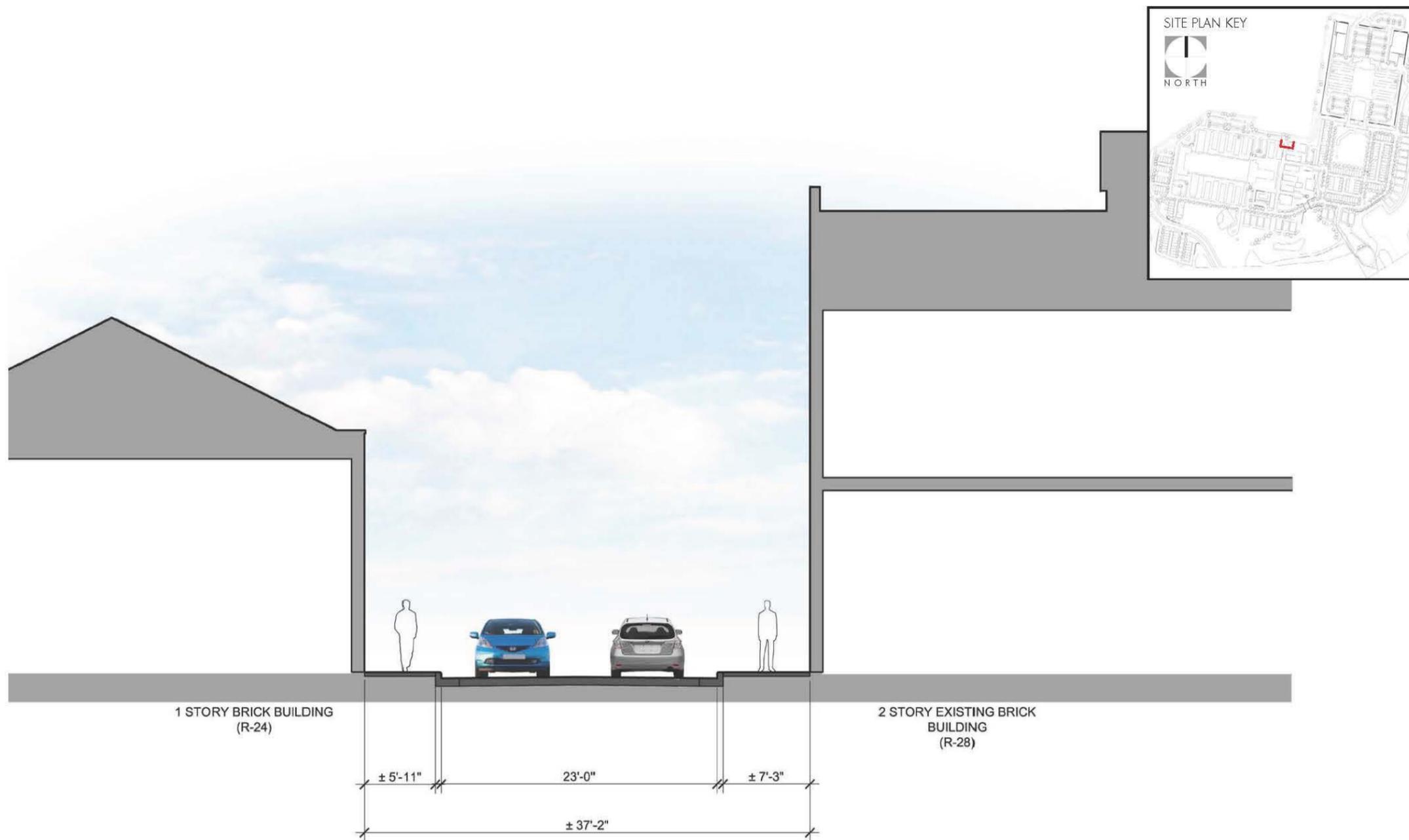
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Section B



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Section C



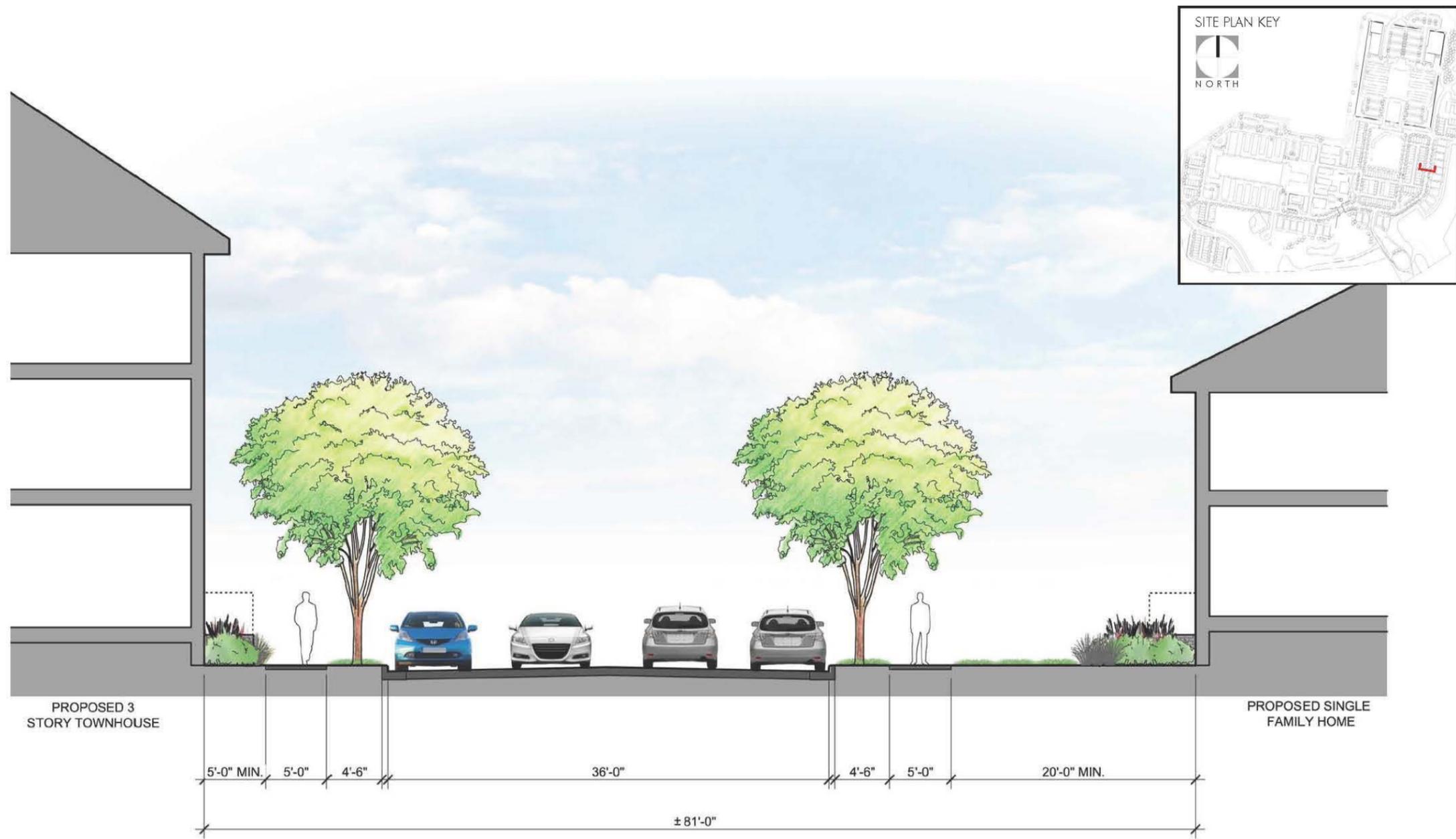
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Section D



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Section E



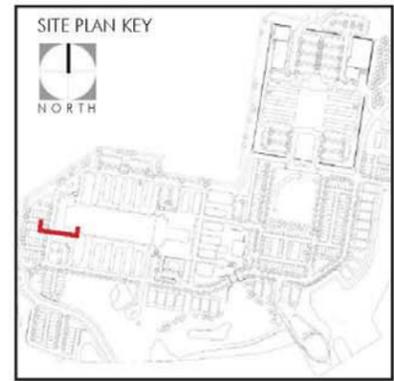
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Section F



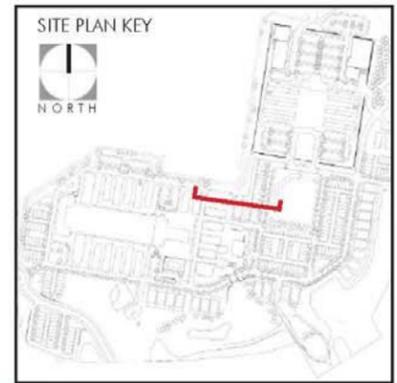
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VDHR and NPS Sections

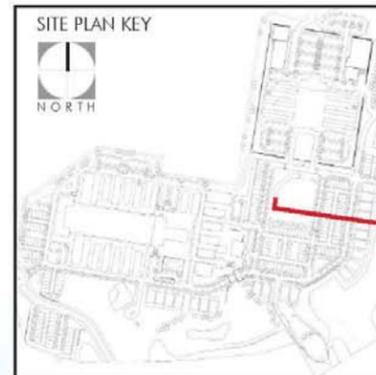


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Section 1



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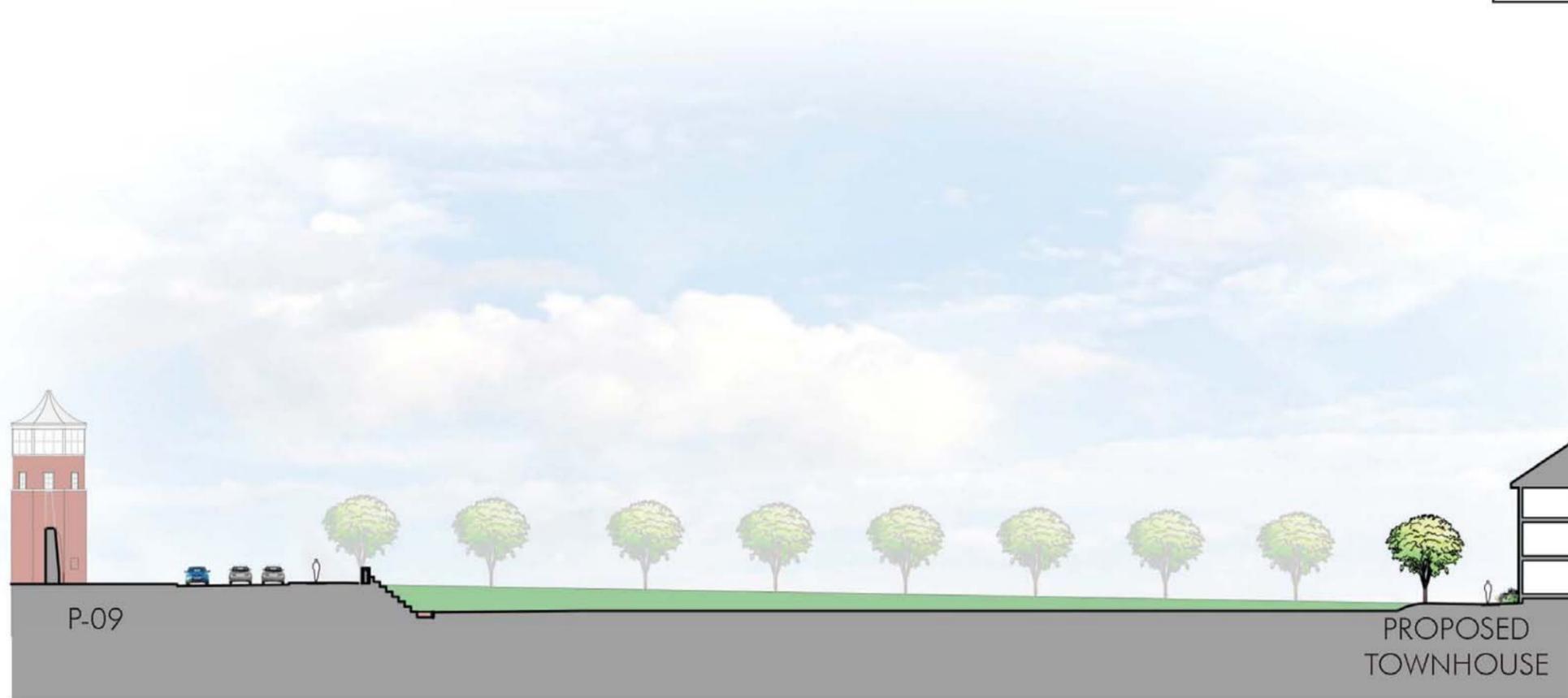
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Section 3



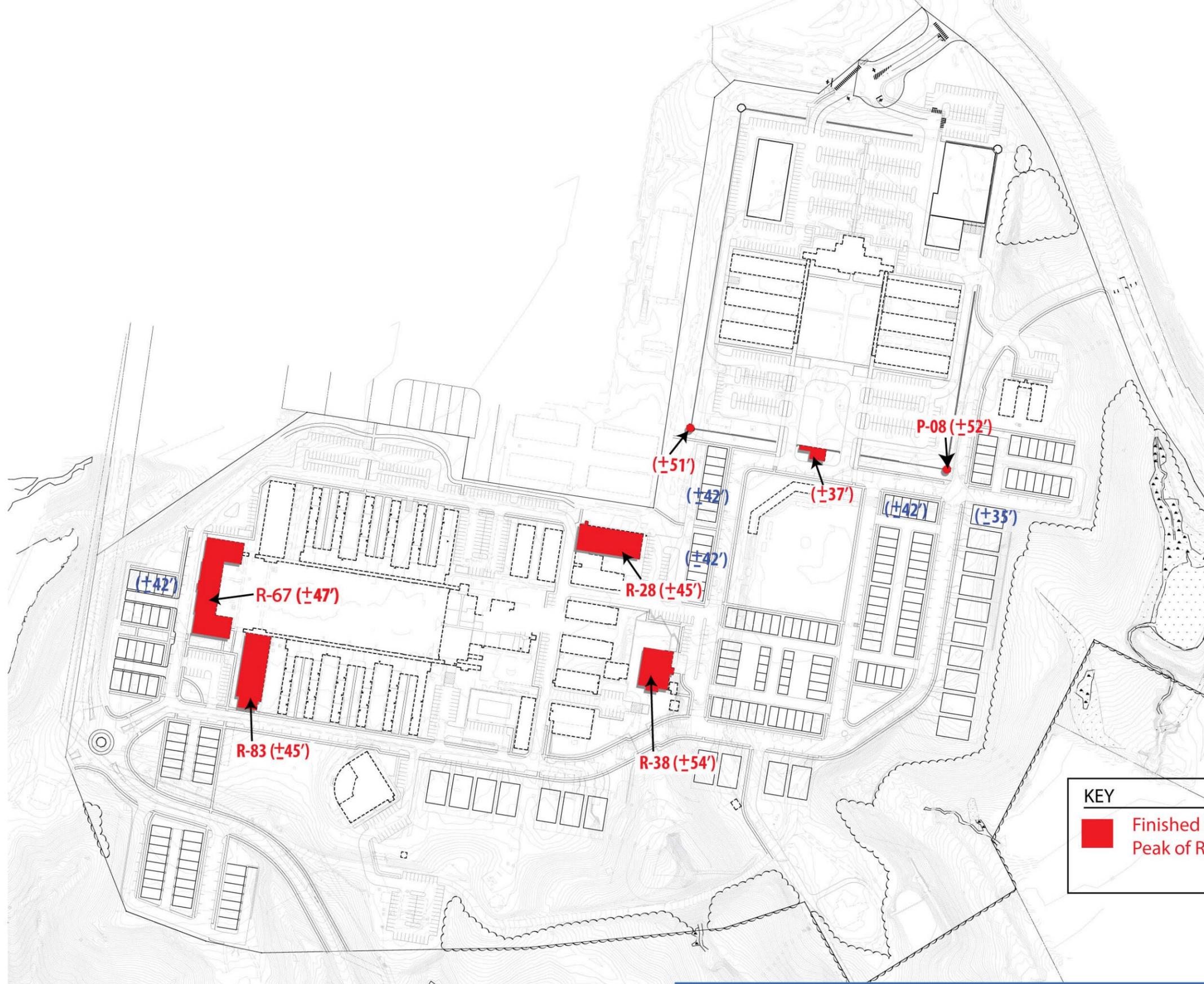
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Section 4



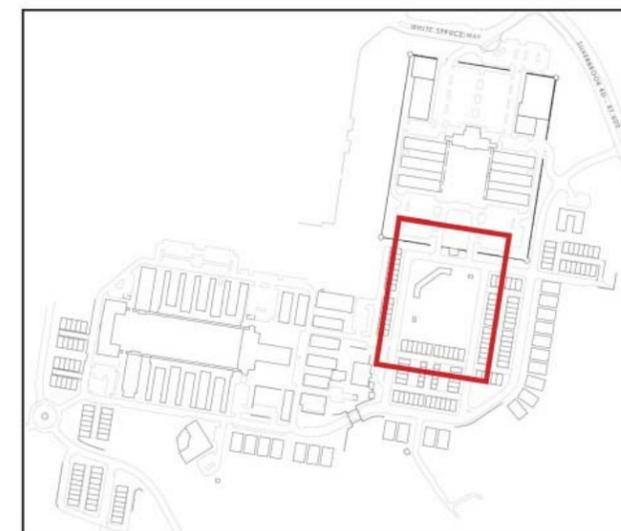
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Section 5



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Building Heights



SITE PLAN KEY



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The Green - Grading



Formal Events



Art Fairs

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Farmers' Markets



Family Oriented Events

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The Green - Use



Music Events



Movies

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Variety of Housing Types

- Inclusion of a “diverse mix of housing types” per the Master Plan
 - Multi-family adaptive reuse
 - Single-family attached
 - Single-family detached
- South County Federation – signatory to MOA
- Transition in density to parkland
- SFD homes scattered throughout prison property
- Economics of project

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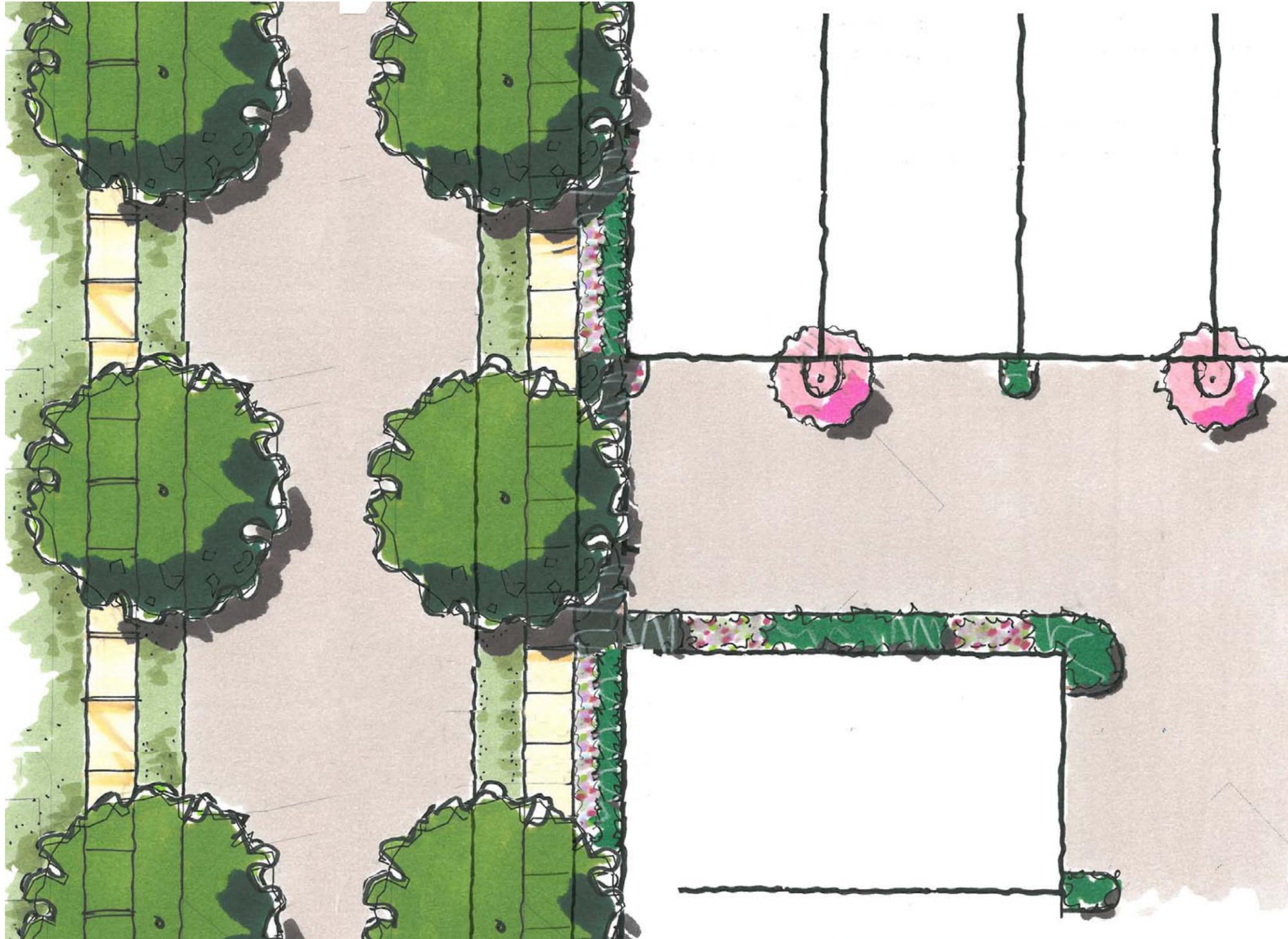
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Organization - Current



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Organization- Alternative



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Alley Enlargement



LEGEND

- RETAIL
- RETAIL PARKING (331 SPACES)
- OFFICE
- OFFICE PARKING (140 SPACES)
- ADAPTIVE REUSE RESIDENTIAL
- ADAPTIVE REUSE RES. PARKING (305 SPACES)
- NEW RESIDENTIAL
- NEW RESIDENTIAL PARKING (181 ON-STREET SPACES)
(362 GARAGE SPACES)
(42 DRIVEWAY SPACES)
- POWER PLANT RETAIL
- POWER PLANT RETAIL PARKING (42 SPACES)
- COMMUNITY/CIVIC
- COMMUNITY/CIVIC PARKING (81 SPACES)

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Parking Use Plan



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Prison Wall Animation



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Prison Wall



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Prison Wall



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Prison Wall



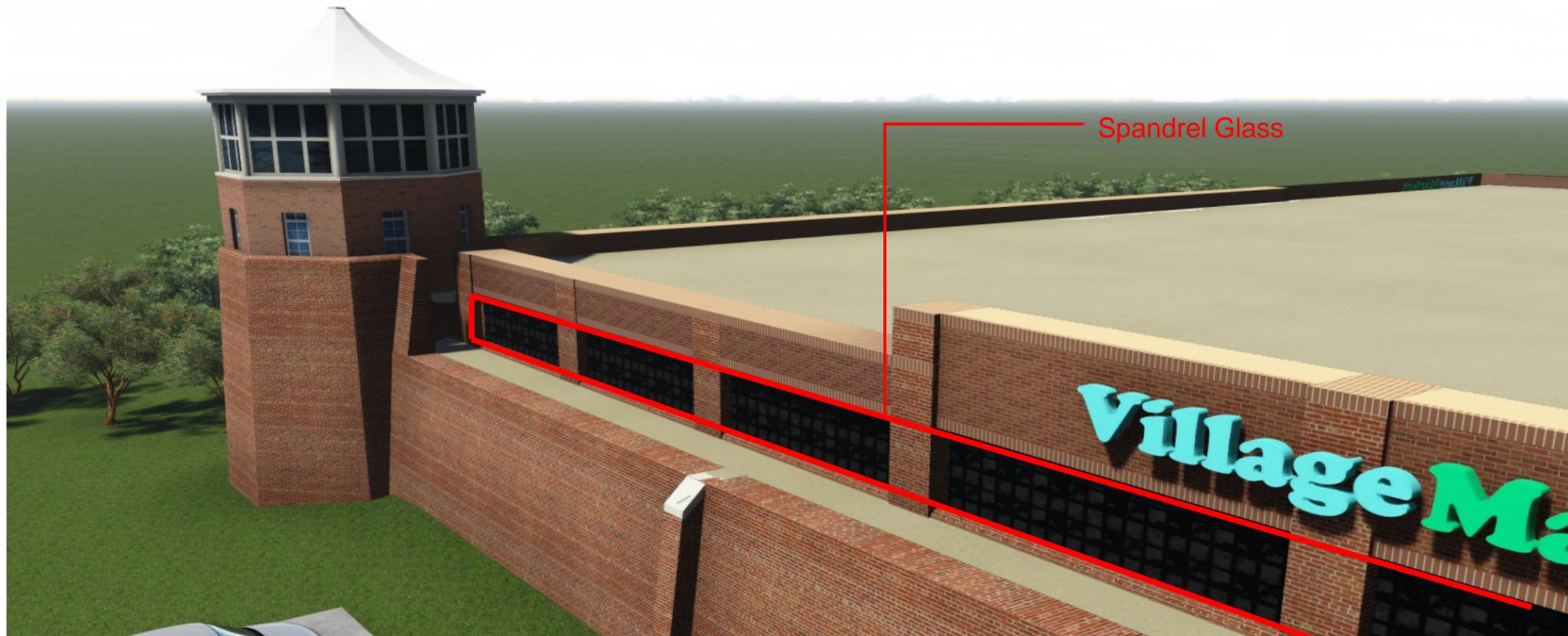
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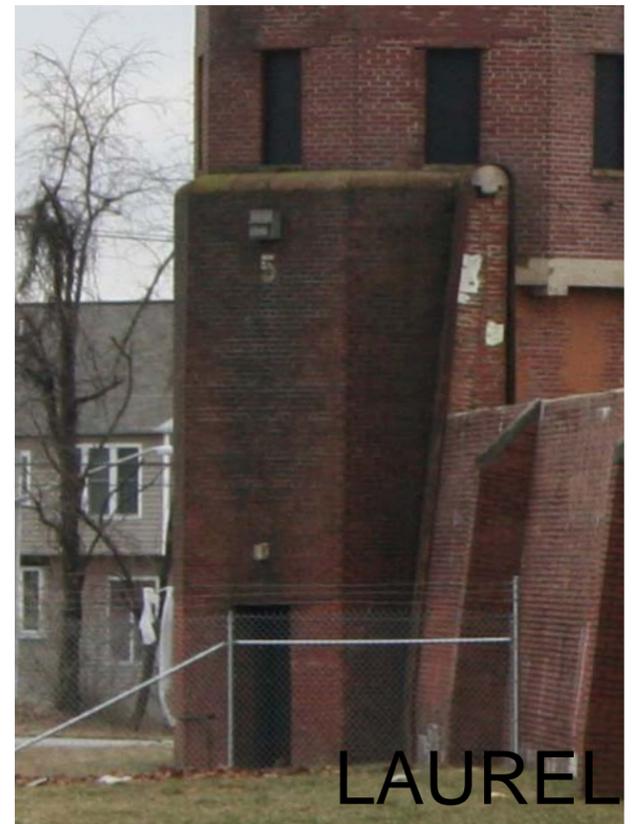
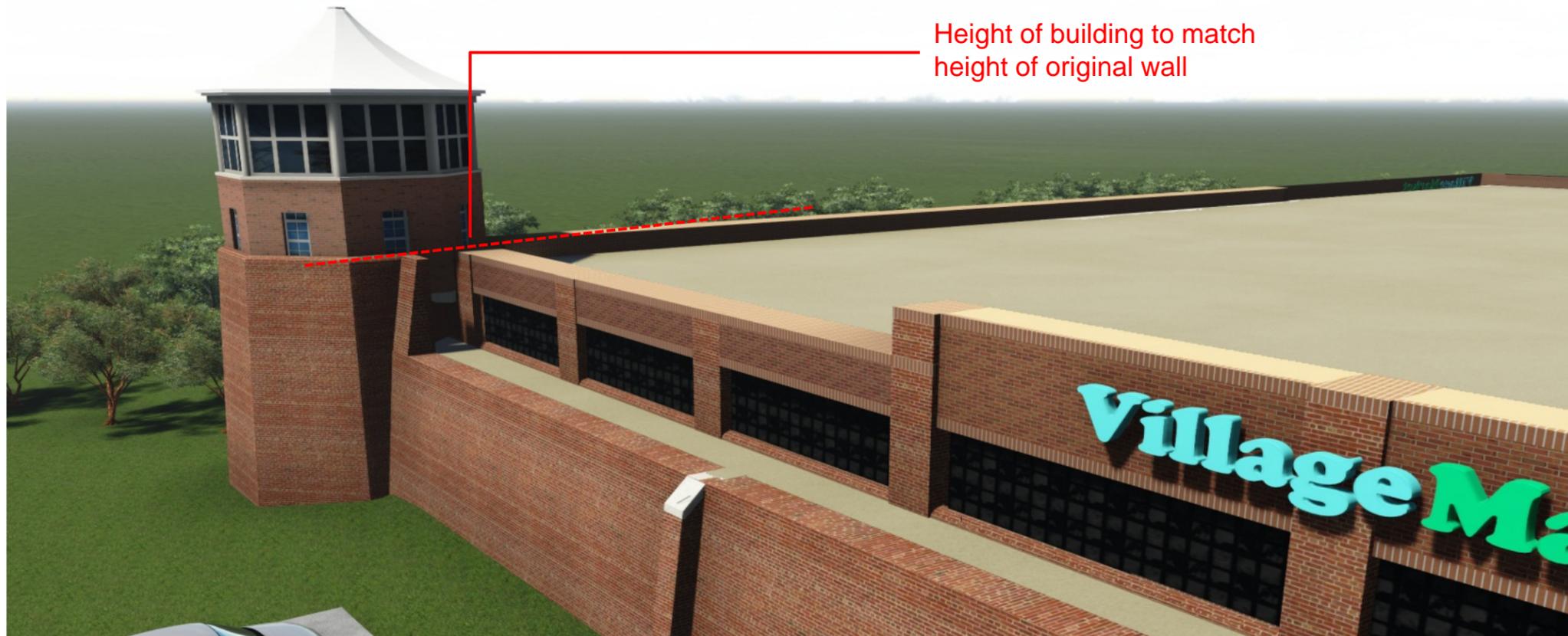
Prison Wall



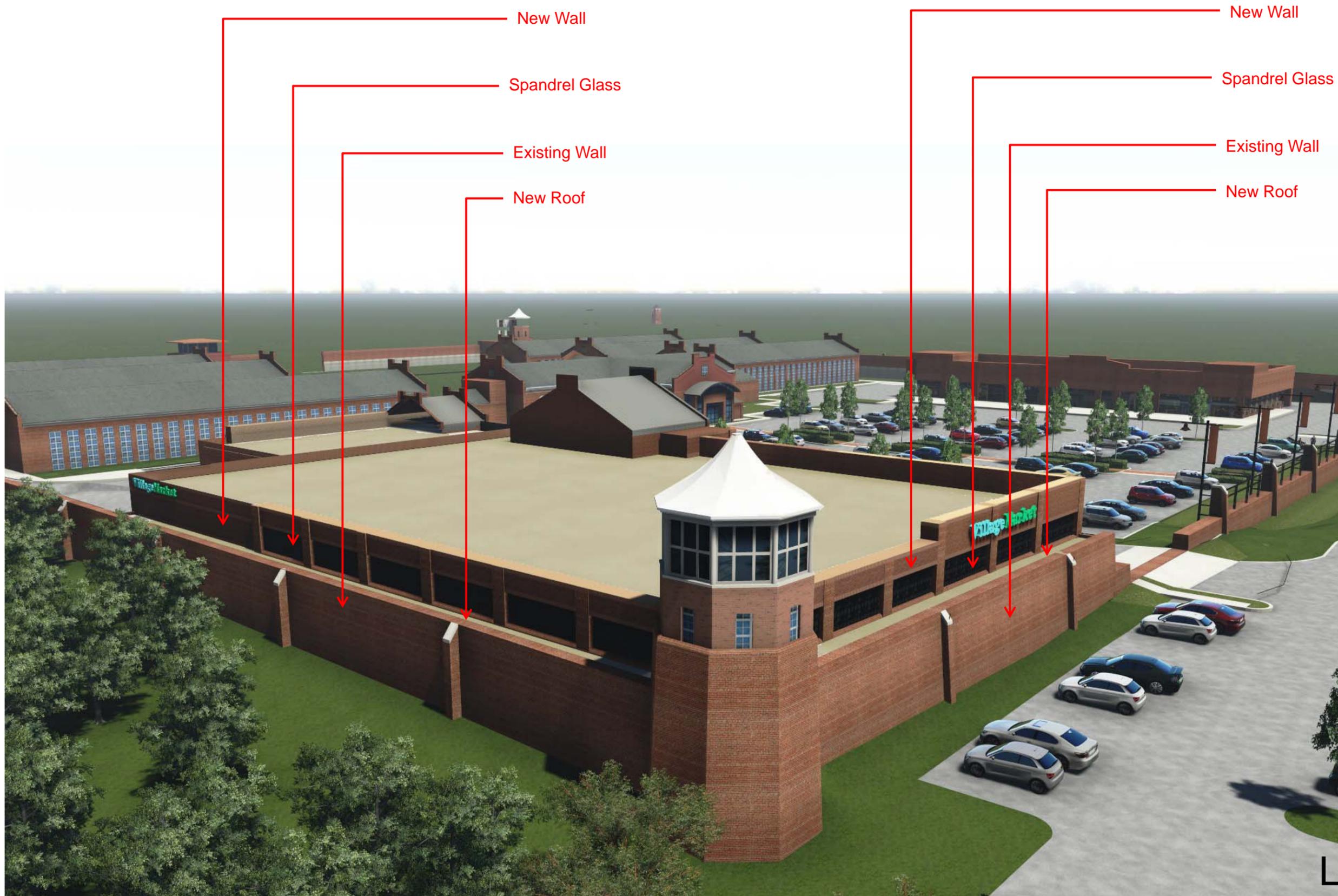
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Prison Wall





Prison Wall



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Prison Wall



Existing Wall

3' Separation from Existing Wall

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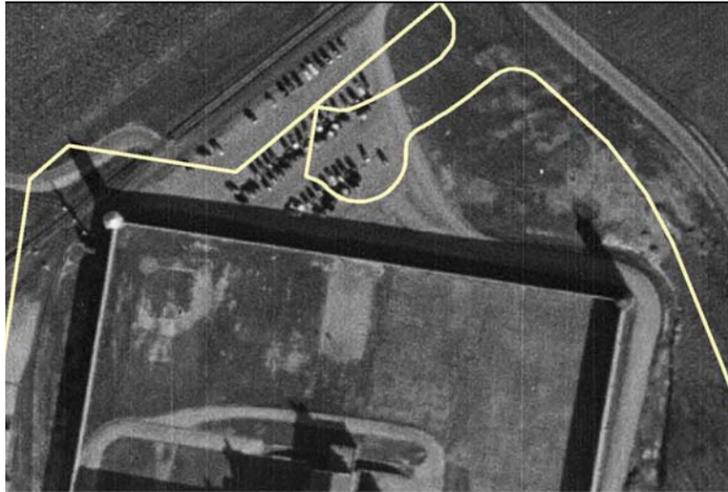
Prison Wall

1953 Aerial Photo



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North Parking



1953 Aerial Photo



PREVIOUS DESIGN May 8, 2009



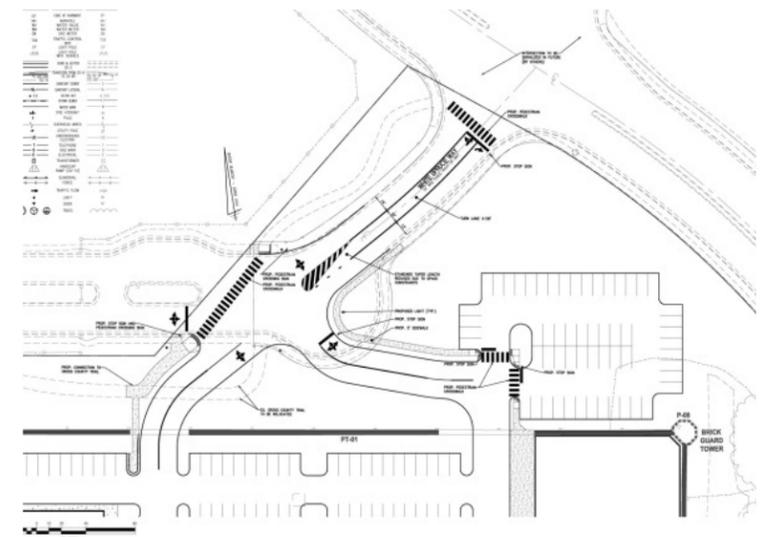
PREVIOUS DESIGN March 7, 2012



PREVIOUS DESIGN May 12, 2012



PREVIOUS DESIGN June 14, 2012



CURRENT DESIGN Aug 02, 2012

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North Parking

Waiver and/or Modification

1. Waiver to permit sanitary sewer depth in excess of 16’.
2. Waiver to allow drainage diversion.
3. Waiver to permit underground detention in a residential development.
4. Waiver to permit terminus of Public Street without a turnaround (White Spruce Way).
5. Waiver to permit combined principle and emergency spillway for all ponds.
6. Waiver to permit use of innovation storm water measures not listed in the PFM (Public Facilities Manual).

Advantages to Laurel Hill Project

Required to locate new construction in those areas of the property identified in the Standards & Guidelines as most appropriate for new construction. Has no impact on historic structures.

Provides flexibility in addressing existing downstream drainage problems. Helps to minimize the amount of storm water detention required for the development. Does not materially change site grading.

Helps to minimize the amount of visible storm water detention facilities in the development.

Allows removal of existing cul-de-sac on White Spruce Way to provide access to new retail development. * Waiver nullified by VDOT as VDOT road terminus must have a cul de sac.

Helps to minimize changes required to existing embankment along the southern boundary in order to convert to storm water basin. Helps to minimize the large rip rap associated with any storm water basins.

Required to implement measures identified in the County’s approved Laurel Hill Storm Water Master Plan that are not listed in the PFM.

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Waiver and/or Modification

7. Tree preservation deviation request for Penitentiary site.

8. Modification of Transitional Screening Requirements along northern edge of PDH Zone and western edge of PDC Zone.

9. Waiver of Barrier Requirement along northern edge of PDH Zone and western edge of PDC Zone.

10. Waiver of Transitional Screening and Barrier Requirements within the development.

11. Modification of 10-year Tree canopy coverage for PDC portion of site.

12. Waiver of 200 square foot privacy yards for residential townhouse lots.

Advantages to Laurel Hill Project

PFM standard cannot be achieved because of the lack of existing tree cover on the Penitentiary site.

Allows reduction in the new landscaping provided to an amount consistent with the historic character of the site.

An existing banner along the northern edge of the PDH zone is already provided in the Spring Hill development. The existing penitentiary wall provides a barrier between the new commercial uses in the PDC zone and Spring Hill. Additional barriers would be redundant and inconsistent with the historic character of the site.

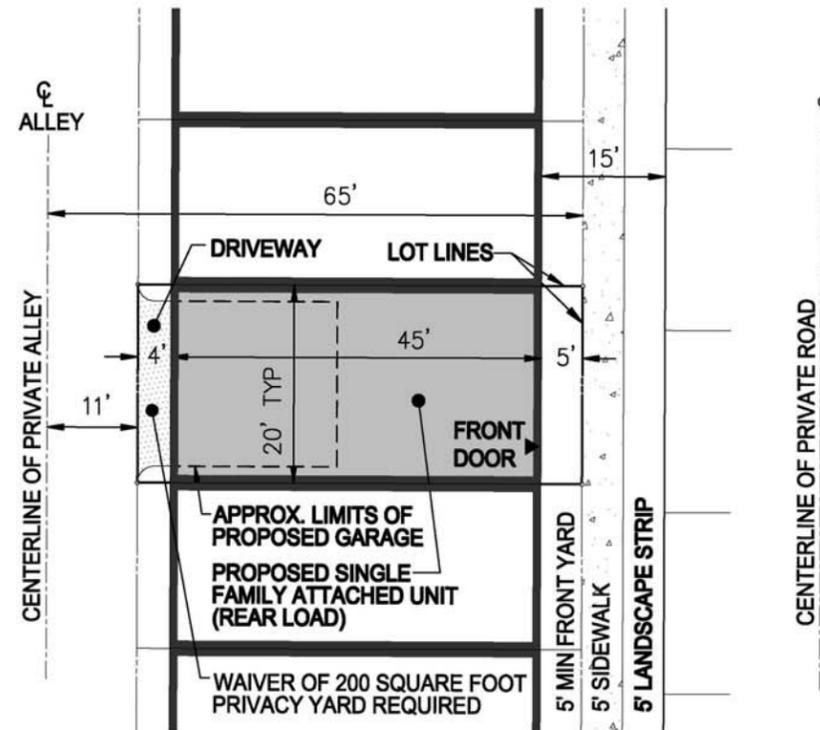
Transitional Screening required by the Zoning Ordinance between different types of residential uses and between residential and commercial uses within the same development is inconsistent with the adaptive re-use of the site as a mixed-use development. The existing penitentiary wall provides a barrier between the PDC and PDH portions of the development.

Provides flexibility in the amount of tree canopy provided with the re-development of the Penitentiary site.

Required for a rear load townhouse with garages in the units. Rear load townhouses greatly enhance the new streetscapes and minimize the visibility of garages. Garages in the units reduce the lot sizes and maximize public open space. Open Space in the PDH portion of the project will be approximately 43%, versus a required open space of 25%.

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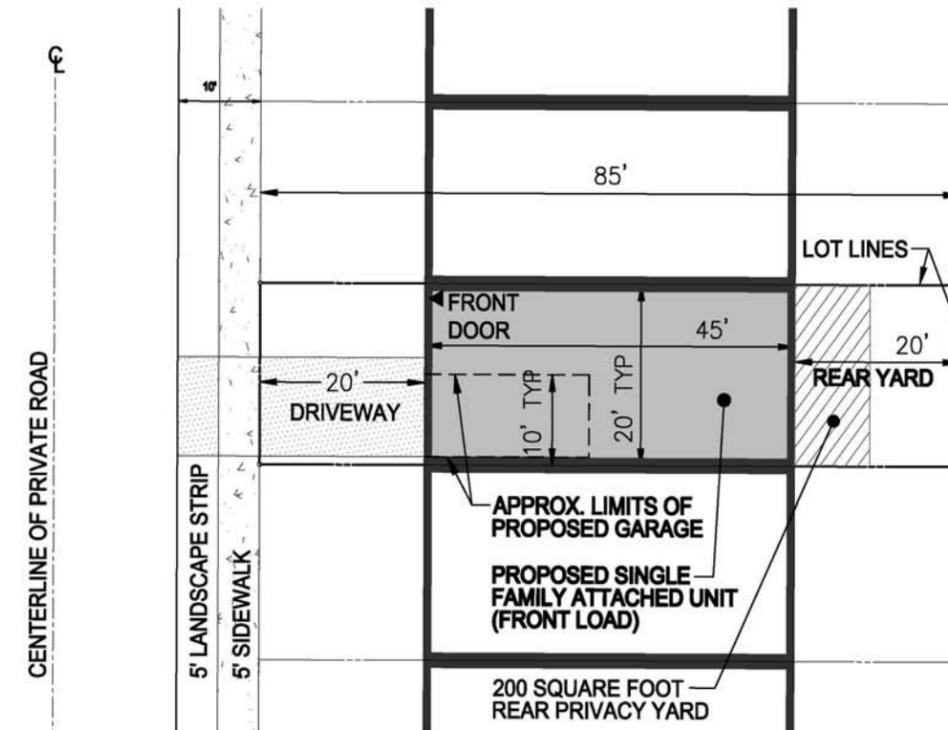
TYPICAL SINGLE FAMILY ATTACHED REAR LOAD UNIT



NOTES

1. URBAN STREETScape MINIMIZES VIEWS OF GARAGES. VISITOR'S PARKING IN PARALLEL SPACES ON THE STREET.
2. USES 1,300 SQUARE FEET OF LAND PER HOME (20' X 65').
3. HAS NO REAR YARD. REQUIRES WAIVER OF 200 SQUARE FOOT PRIVACY YARD.
4. PROVIDES MORE PROJECT OPEN SPACE.

TYPICAL SINGLE FAMILY ATTACHED FRONT LOAD UNIT



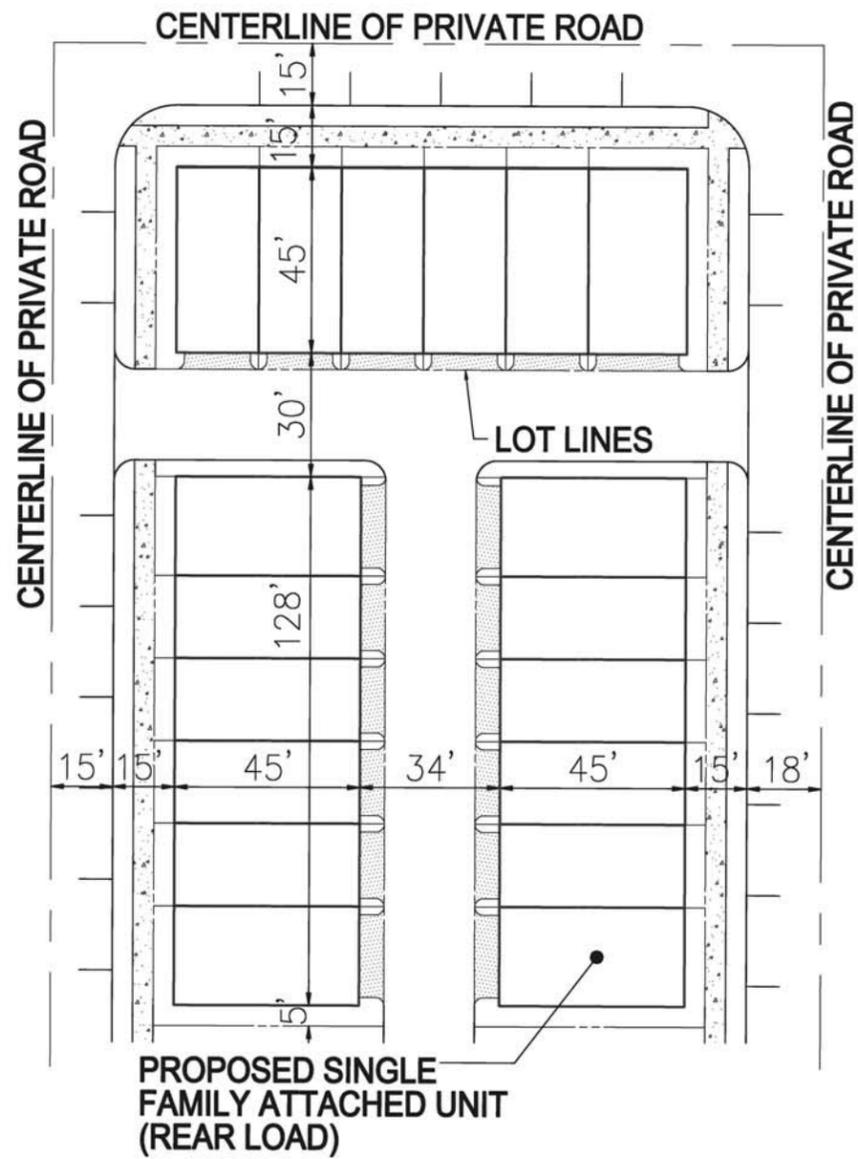
NOTES

1. STREETScape DOMINATED BY DRIVEWAYS AND GARAGE DOORS. VISITOR PARKING IN SURFACE SPACES ELSEWHERE.
2. USES 1,700 SQUARE FEET OF LAND PER HOME (20' X 85').
3. HAS REAR YARD. DOES NOT NEED WAIVER OF 200 SQUARE FOOT PRIVACY YARD.

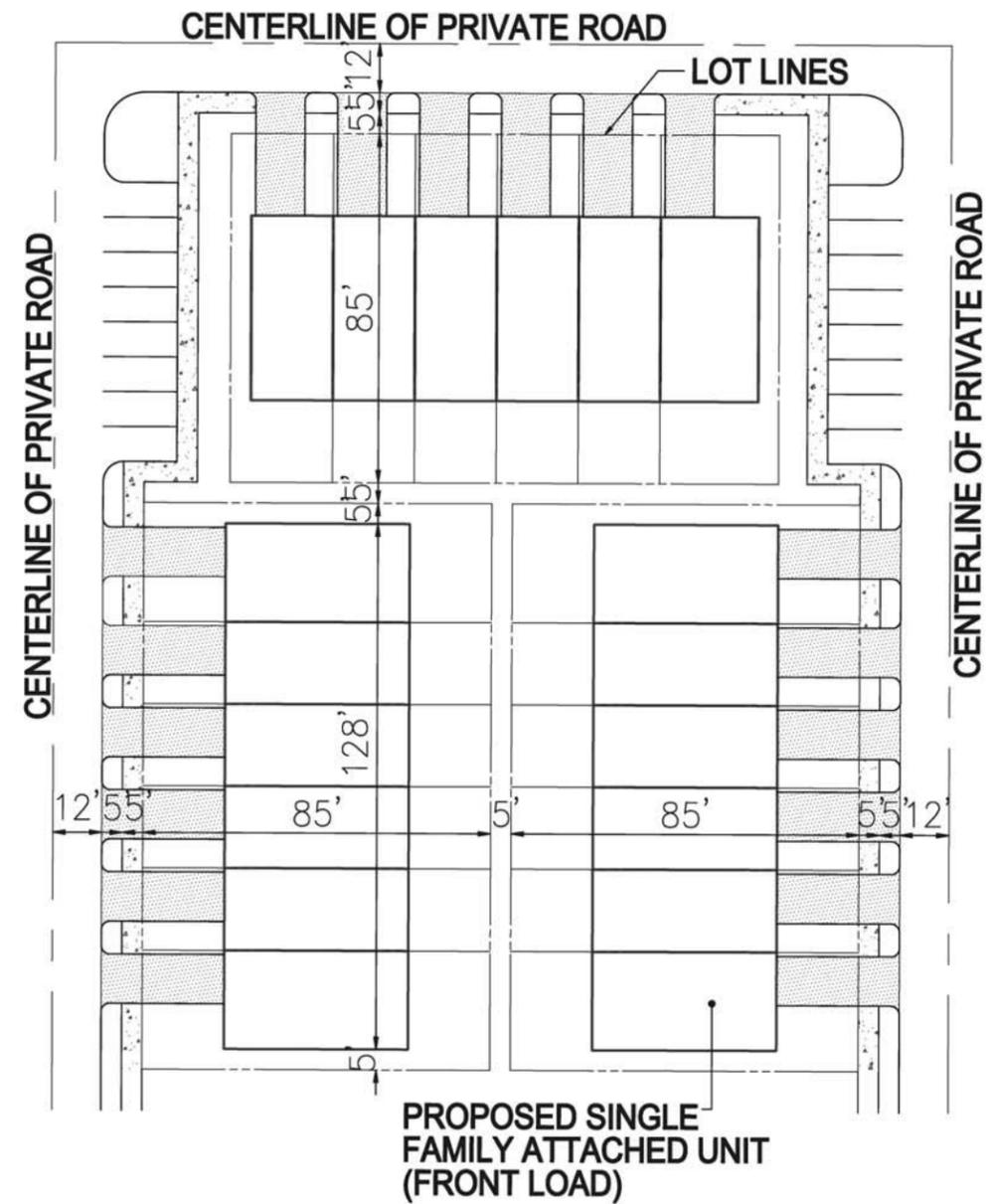
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Privacy Yard: Unit

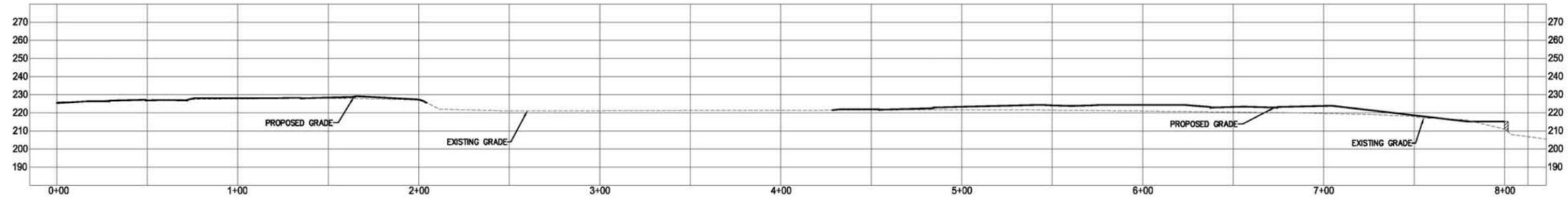
**SINGLE FAMILY ATTACHED
REAR LOAD BLOCK
44,506 SF**



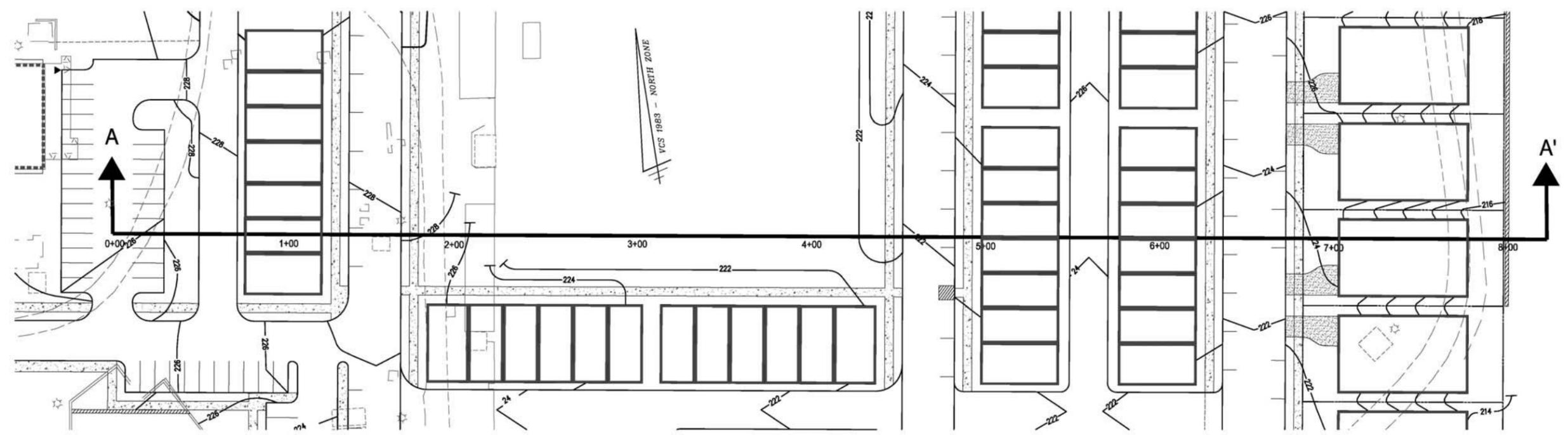
**SINGLE FAMILY ATTACHED
FRONT LOAD BLOCK
54,750 SF**



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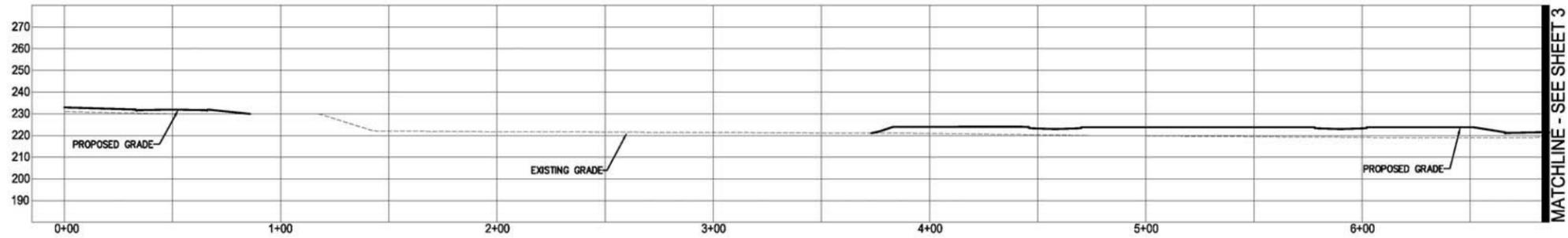


SECTION A-A'
SCALE: HORIZONTAL 1" = 30'
VERTICAL 1" = 30'

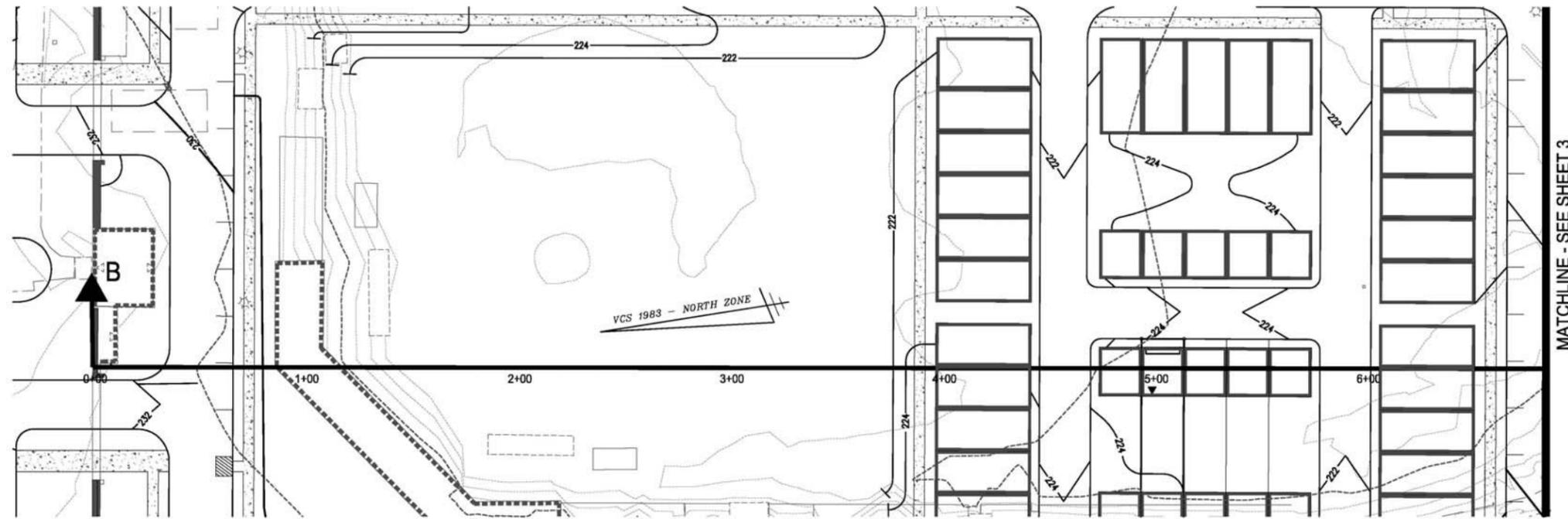


PLAN VIEW
SCALE: 1" = 30'

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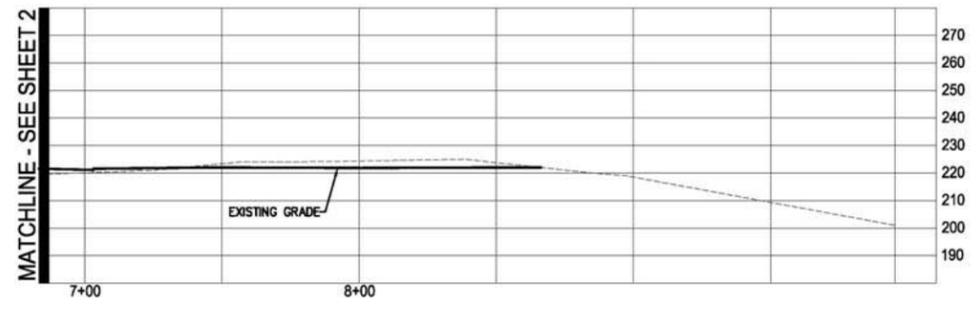
SECTION B-B'
SCALE: HORIZONTAL 1" = 30'
VERTICAL 1" = 30'



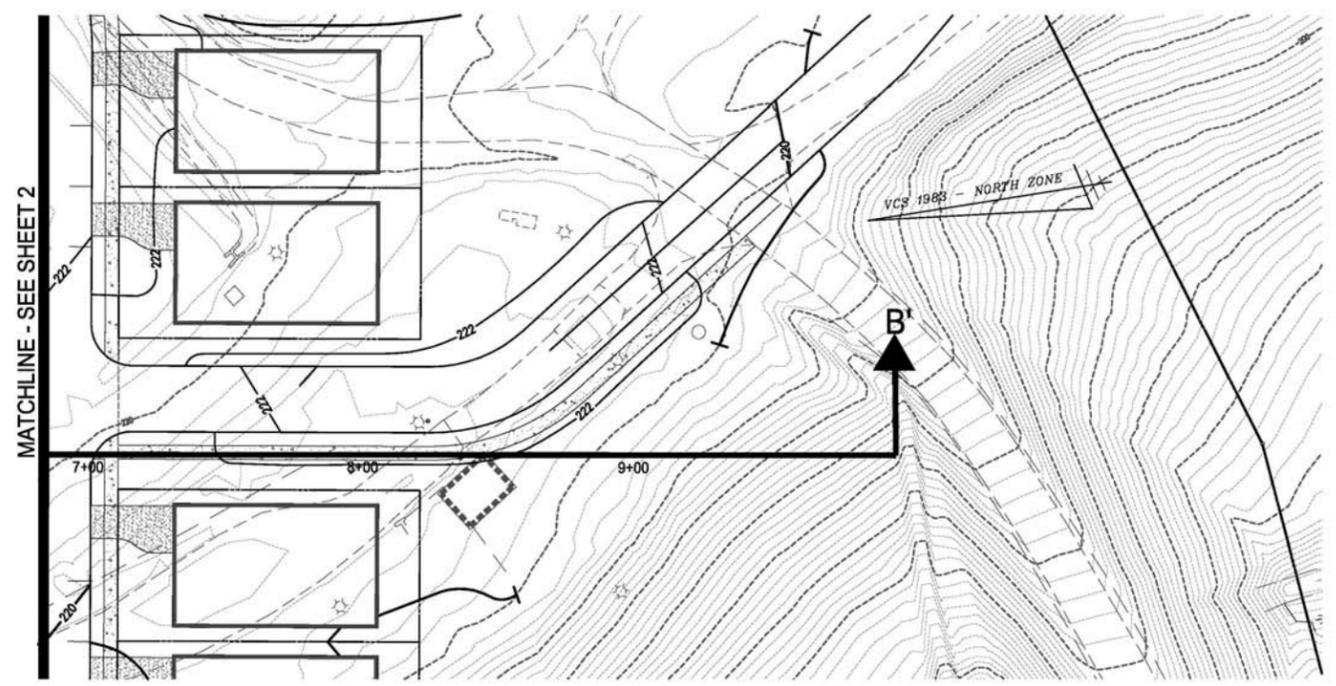
PLAN VIEW
SCALE: 1" = 30'

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Site Grading



SECTION B-B'
SCALE: HORIZONTAL 1" = 30'
VERTICAL 1" = 30'



PLAN VIEW
SCALE: 1" = 30'

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Phasing

- ARB identified as mandated review body
 - Purpose to advise those with re-zoning & plan review of required ARB review
 - Enabling documents cited as reference
- Stipulate disclosure to initial purchasers & in HOA documents of required ARB review
 - Pertains only to Land bay 2
 - Enabling documents cited as reference
- Request for proffer protecting historic buildings
 - Purpose to stipulate measures protecting buildings during construction activities
 - Compensation from contractors who may damage historic buildings



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Thanks