



**South County Federation Resolution  
January 14, 2014**

**Expressing No Opposition to the Laurel Hill Adaptive Reuse Area Rezoning (RZ/FDP 2012-MV-008)**

**Approved by Vote of 24 to 13**

**Whereas;** the South County Federation (SCF) remains supportive of the Laurel Hill Area Master Plan for the former Lorton prison complex;

**Whereas;** the proposed land uses and densities remain consistent with both the Laurel Hill Adaptive Reuse Mater Plan (voted on by SCF in December 2009) and the Comprehensive Plan recommendations (voted on by SCF in November 2012). This density includes:

352 residential units comprised of 165 adaptive reuse units in the Reformatory, 6 in the Guards Quarters, and 181 new construction units consisting of a maximum of 158 attached single-family units and 25 detached single-family units.

An option for an additional 12 units is allowed for in the Power Plant and an option for an additional 48 units is allowed for in the Penitentiary cellblocks after 24 months of actively marketing each building.

A maximum of 110,000 SF of non-residential uses in the Penitentiary area which are planned for office/retail/residential use and the dining hall planned for retail/office use. New retail construction is planned for the northern Penitentiary yard.

**Whereas;** representatives of Fairfax County Department of Planning and Zoning (DPZ), Elm Street and Alexander Companies have worked extensively with the Land Use Committee, SCF and with the neighboring communities incorporating comments, suggestions and addressing concerns.

**Whereas;** the architectural renderings and the proffered architectural standards shows the commitment for a high-end development while minimizing the financial gap to the County. The successful development of this mix of residential, retail and commercial uses will be a testament to fiscally responsible approach towards historic preservation and adaptive reuse.

Now, therefore, be it **Resolved** The South County Federation does not oppose the Laurel Hill Adaptive Reuse Area Rezoning (RZ/FDP 2012-MV-008).

Be it further resolved the SCF request that DPZ, Elm Street and Alexander continue to work with the community, as to school proffers and, as the development plans are finalized and ultimate construction begins.