



Background

In 2002, the U.S. Congress transferred the 2,300 acres of former D.C. Department of Corrections property to Fairfax County. Prior to that transfer, the County's Board of Supervisors (BOS) appointed a citizen's task force to develop recommendations for the property, which were adopted in 1999. Another citizen's task force was convened and presented recommendations for adaptive reuse of the former prison buildings to the Board of Supervisors in 2004. Those recommendations were adopted into the County's Comprehensive Plan in 2006 and can be found on the reverse side of this handout.

What is the Laurel Hill Adaptive Reuse Area?

The Laurel Hill Adaptive Reuse Area is an approximately 80-acre site located west of Silverbrook Road, south and east of the Spring Hill senior residential community, north of Lorton Road and Giles Run Meadow Park, and east of the Laurel Hill Golf Course. The site is comprised of the former Lorton Prison Reformatory and Penitentiary buildings, the prison ballfield, and the historic Laurel Hill House. The site was listed in 2006 as part of the larger D.C. Workhouse and Reformatory National Register District.

The Laurel Hill Project Advisory Citizen's Oversight Committee (PAC) was established by the Board of Supervisors in 2005 to monitor the development of the Adaptive Reuse Area. The three members, Tim Sargeant, Doug Wrenn and Bob Cosgriff, each served on the Laurel Hill Adaptive Reuse Citizens Task Force.

What is the Laurel Hill Adaptive Reuse Area Master Planning Process?

The Master Planning Process will build upon the recommendations of previous task forces and the current Comprehensive Plan recommendations for the site. The Master Plan will provide land use planning and design, financial analysis including historic tax credits, and public outreach for the redevelopment of the site. Fairfax County selected The Alexander Company to develop a Master Plan for the Adaptive Reuse Area. It is anticipated that the Master Plan will take six to eight months to complete.



What happens once the Master Plan is complete?

Upon acceptance of the Master Plan by the county as a viable plan for the Adaptive Reuse Area, the next step will be to prepare a Development Plan. This will be the business plan for the project and will set forth the terms of the Development Agreement. The Master Developer for the site will then take the project into an implementation phase to include a comprehensive plan amendment and rezoning (these processes include opportunities for public input), as well as site plan review. The county may choose The Alexander Company as the Master Developer for the site, or based on the terms and conditions of the Development Agreement, may choose another development partner.

How do I stay informed?

- Please visit our Laurel Hill website for updates and meeting information:
www.fairfaxcounty.gov/dpz/laurelhill/master_plan.htm
- Sign up for the Laurel Hill listserv. Go to www.fairfaxcounty.gov/email/lists and select "Laurel Hill News and Project Status" under Land Use & Development
- Attend meetings of the PAC and provide input into the planning process
- Call the Department of Planning and Zoning at (703) 324-1380, TTY 711
- Email questions to laurelhill@fairfaxcounty.gov



Comprehensive Plan Recommendations

The Fairfax County Comprehensive Plan Recommendations for the Adaptive Reuse Area can be found in Area IV, Lower Potomac Planning District, LP1-Laurel Hill Community Planning Sector, Land Unit 3, pages 43-50 and can be viewed online at www.fairfaxcounty.gov/dpz/comprehensiveplan/area4/lowerpotomac.pdf.

Generally, the Comprehensive Plan recommends:

- Mixed-use that includes education, office, research, retail and residential uses
- Residential uses (50-125* market rate and magnet/workforce housing, loft-style units) and/or other uses listed above, for the Reformatory
- A village center “Main Street” comprised of 40,000-60,000 SF* of office, retail, and residential uses (10-30 units*) to create a vibrant neighborhood commercial center in the area between the Reformatory and Penitentiary
- Educational uses, office, research, and other similar uses (50,000-125,000 SF*), as well as residential uses for the Penitentiary
- A recreational amenity at the ballfield
- Access points from Silverbrook Road
- New construction undertaken in a manner that is compatible with the site’s existing character
- Design sensitivity to historic architecture
- A coordinated development plan
- Flexibility to increase the viability of the site by modifying or increasing the residential or retail components, or reducing the number of structures to be reused

*It is noted in the recommendations that the numbers of units and square footage are illustrative and may vary depending on the eventual approved development scenario.



Conceptual view of Reformatory



Conceptual view of Penitentiary

