

Lorton Visioning Plan Amendment Study Task Force

September 13, 2021



DISCUSSION

1. Related Lorton Visioning Guiding Principles

2. Lorton Comprehensive Plan History

3. Community Profiles: Fairfax County and Lorton

4. Equity and the One Fairfax Policy

5. Next Steps

Interagency Reviews and Coordination

**Samantha Hudson (presenting on behalf of LaTishma Walters,
Region 1 Manager)**

Countywide Planning and Capital Projects Manager
Department of Neighborhood and Community Services

Karla Bruce

Chief Equity Officer
Office of the County Executive



Lorton Visioning Guiding Principles

Lorton Visioning Task Force Guiding Principles

To begin a community dialogue on Lorton's vision for the future, an online community survey and a community meeting were utilized to collect ideas and opinions from Lorton area residents and visitors. These ideas were summarized into **themes** describing the desirable features of Lorton today and in the future. The Visioning Guiding Principles were drafted as a final product to be shared with and solicit further feedback from the community.



Equity and Access

7. Foster an environment of collective support and empowerment for people of all backgrounds and ages.
 - a. Provide access to employment, technology, health services, education, recreation, childcare, etc.
 - b. Ensure that services are available for everyone in the community
 - c. Study potential development impacts as they may affect different populations, including those who would benefit and those who could be harmed

Placemaking

1. Define a community identity that is developed by and supported by residents within the Lorton area.
 - a. Create a unifying framework for Lorton through connective elements and common design features
 - b. Celebrate the many distinct neighborhoods of Lorton and promote a sense of community and place**
 - c. Promote publicly accessible community common spaces and places where people can gather and meet their neighbors**
 - d. Develop a community where multiple generations can live, work, and play and that attracts new residents at all stages of life**

Housing and Neighborhood Stability

2. Maintain the stability of established neighborhoods and housing affordability for current and future residents.
 - a. **Diversify and create a healthy balance of housing types to accommodate a variety of ages, incomes, family sizes, and living arrangements**
 - b. Encourage development and redevelopment that is compatible with existing residential uses and provides effective transitions between land uses
 - c. Limit industrial expansion into existing neighborhoods
 - d. Mitigate the potential negative impacts of development on existing neighborhoods and community facilities

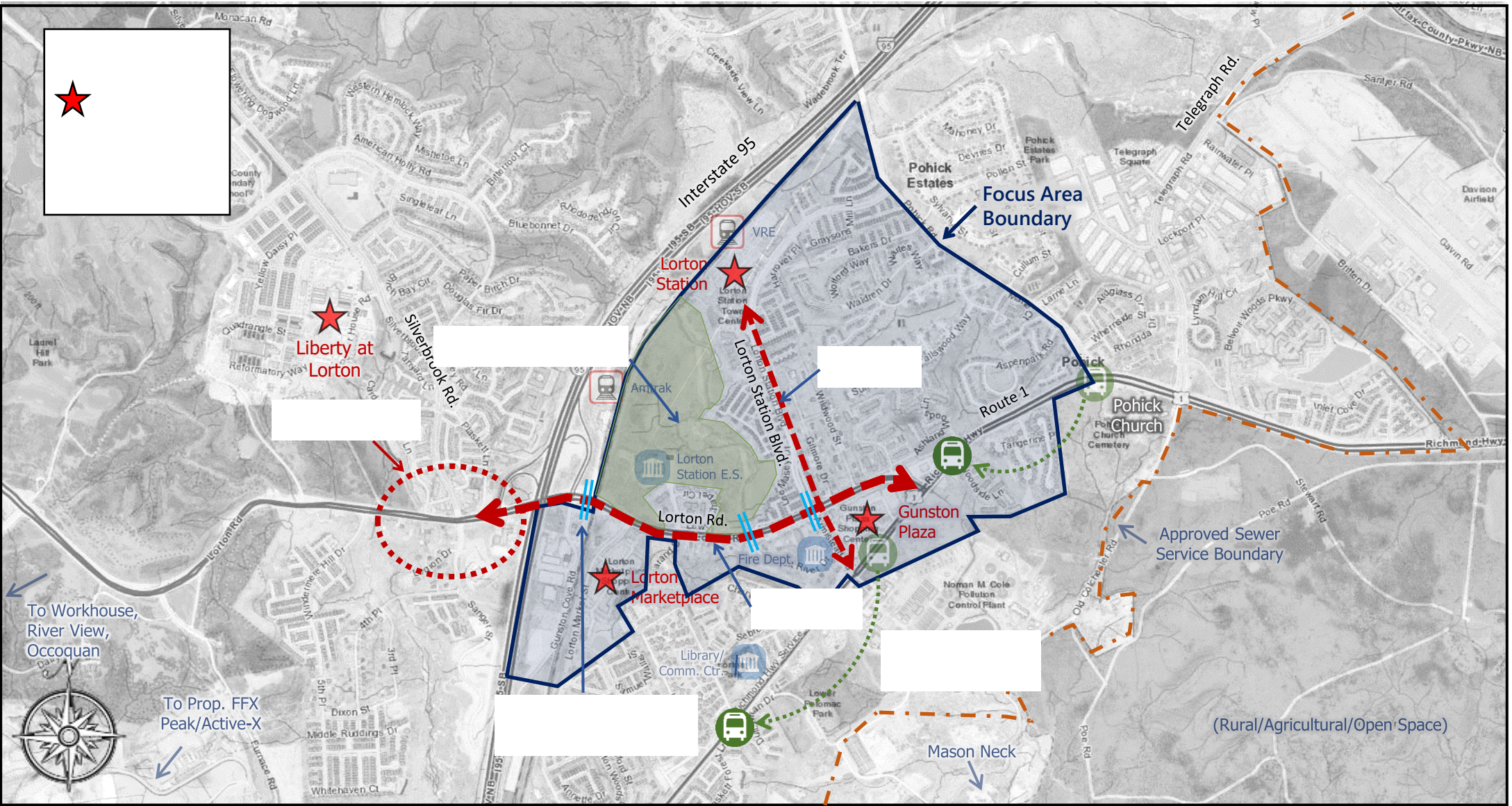
Economic Development

3. Create a vibrant and diverse network of businesses and attractions that build community identity and create interest and services for area residents and visitors.
 - a. Strengthen existing commercial areas and other destinations by building upon such community assets, such as the Amtrak Autotrain and the Workhouse Arts Center, to meet the needs of the local community while capitalizing on potential visitors to support local businesses
 - b. Encourage economic development opportunities, and necessary infrastructure and services, that improve the quality of life for residents**

Health and Recreation

4. Ensure the health and leisure needs of people living, working, and visiting Lorton are met.
 - a. Celebrate and promote more active and outdoor recreation opportunities, as well as access to parkland
 - b. Expand access to public facilities such as libraries and community centers**
 - c. Expand access to high quality healthy foods, farmers markets, etc.

Lorton Visioning - Focus Area and Primary Connections



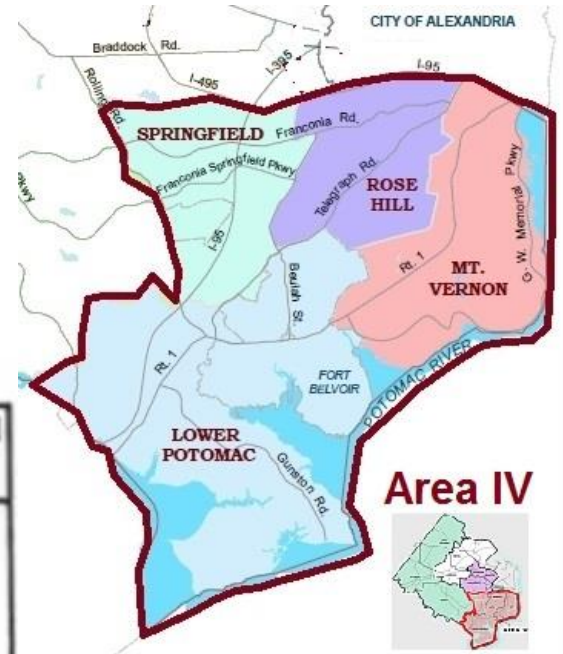
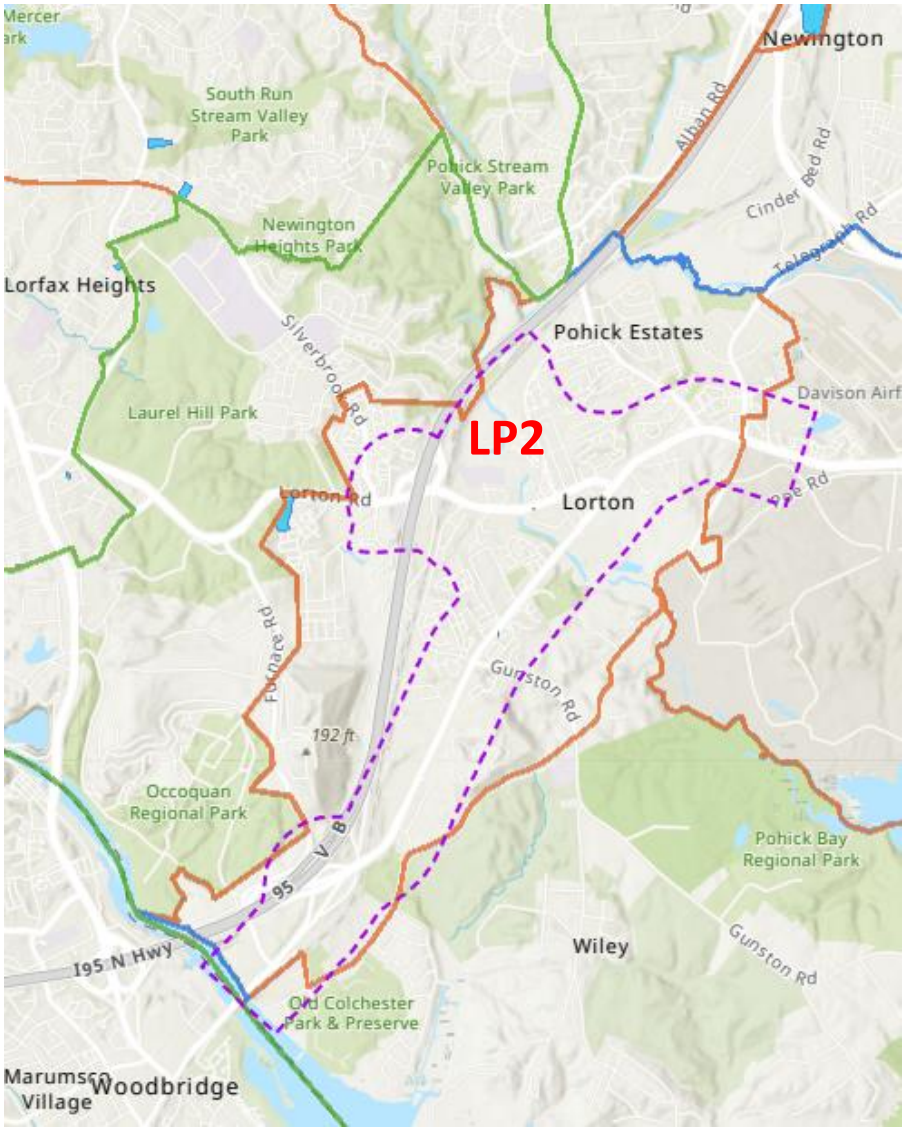
1975 Comprehensive Plan

Population

Fairfax County = 552,000

Planning Area IV = 163,000

Lower Potomac Planning District = 22,000



Planning District	Population		Average Annual Growth Rate
	1970	1975	
Lower Potomac	22,000	20,000	-2.0
Mount Vernon	77,000	85,000	2.1
Rose Hill	22,000	23,000	0.9
Springfield	33,000	48,000	7.9

Percent Black by Planning District	
Planning District	Percent Black, 1970
Lower Potomac	18.2
Mount Vernon	3.5
Rose Hill	0.5
Springfield	0.2
Area IV, Total	4.4
Countywide	3.5

Median Family Income and Median Years of School Completed by Planning District		
Planning District	Median Family Income, 1969	Median Years of School Completed, 1969
Lower Potomac	\$ 8,800	12.3
Mount Vernon	\$14,300	12.8
Rose Hill	\$14,100	12.5
Springfield	\$16,800	13.3

Acres in Local-Serving Commercial Uses (per 1000 Residents)

1976

Planning Area IV = 1.63

Lower Potomac Planning District = 0.09



Lorton
Reformatory

Lorton
Marketplace

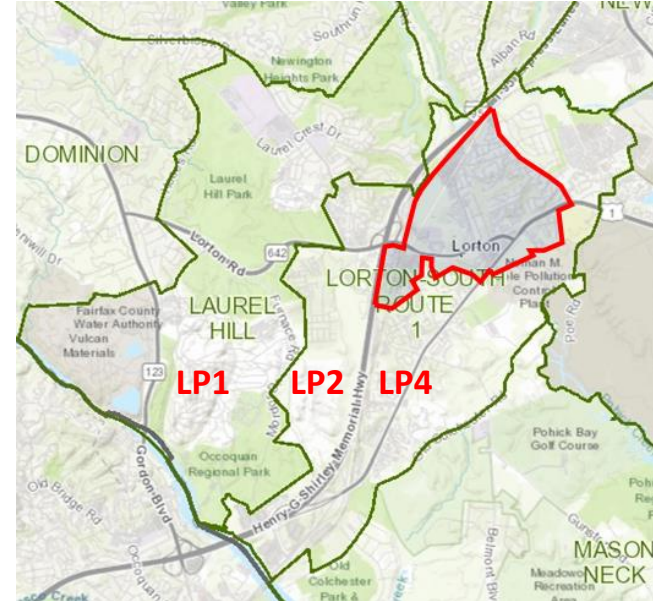
Lorton
Station

Gunston
Plaza

Shepherds
Hill

Hagel Circle

1981 Comprehensive Plan



* LP1 is Laurel Hill Community Planning, LP2 (east of I-95) and LP4 (west of I-95) were later combined to form the LP1 - Lorton Route 1 South Community Planning Sector

Residential Development Potential in Lorton = 3,366								
Unit Type	Single-Family Detached		Single-Family Attached		Multi-Family Apartments		Sector Totals	
	Existing	Planned	Existing	Planned	Existing	Planned	Existing	Planned
LP1	1	82	0	0	0		1	82
LP2	108	222	0	0	0	556	108	778
LP4	412	391	852	1606	319	509	1,583	2,506

1980 Lower Potomac Planning District Population = 16,300

Plan Citations:

“Many of the families who live in LP2 are long-time residents of the Lorton area.”

Acquire adequate land for:

- (1) a library
- (2) headquarters for the Lorton Community Action center
- (3) public park facilities.”

“Shopping - There are no shops in this area. The nearest shopping centers are across the Occoquan River in Woodbridge or north on 1-95 at Springfield.”

“A neighborhood shopping center should be developed in the quadrangle of Lorton Road, Armistead Road, and Route 1.”

1980



Lorton Station

Woods of Fairfax

Gunston Plaza

Lorton Marketplace

Lorton Reformatory

1990



★
Lorton
Station

★
Lorton
Marketplace

★
Gunston
Plaza

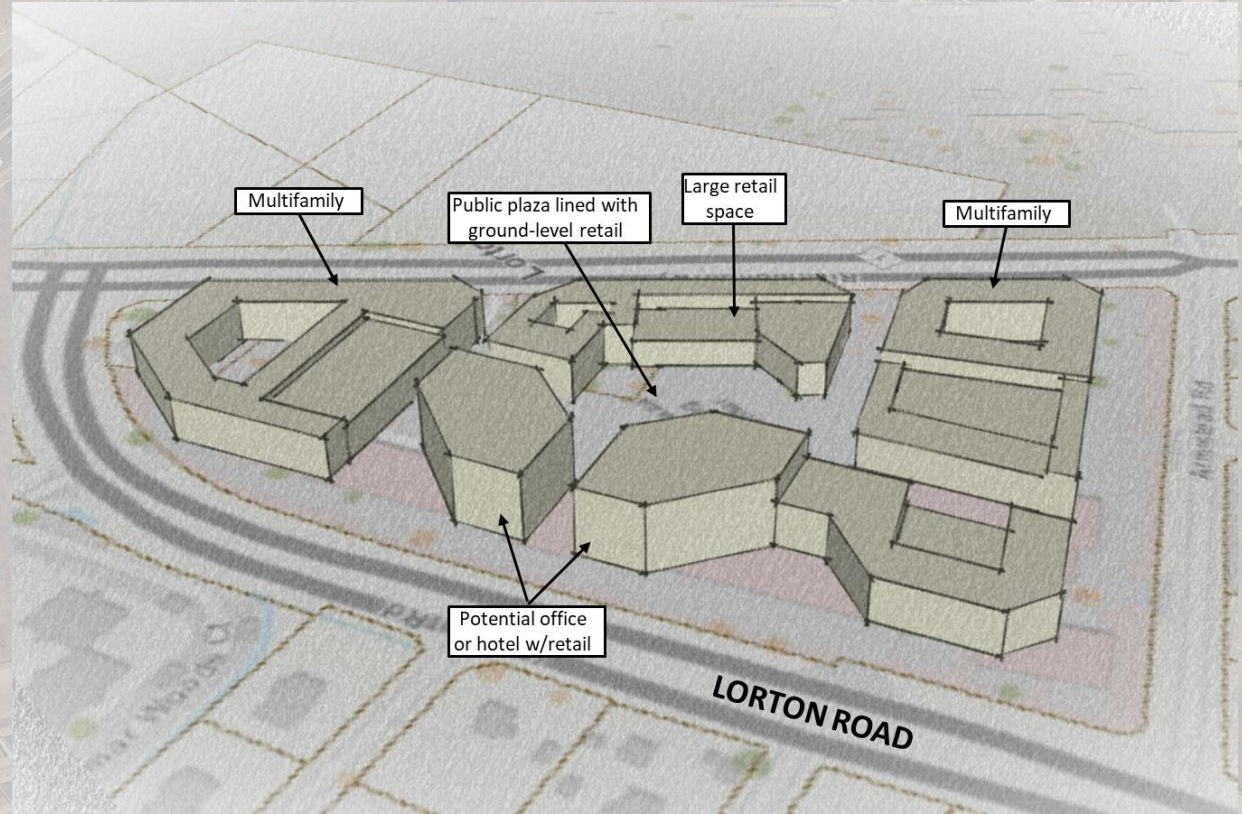
★
Woodsie
Apartments

★
Lorton
Reformatory

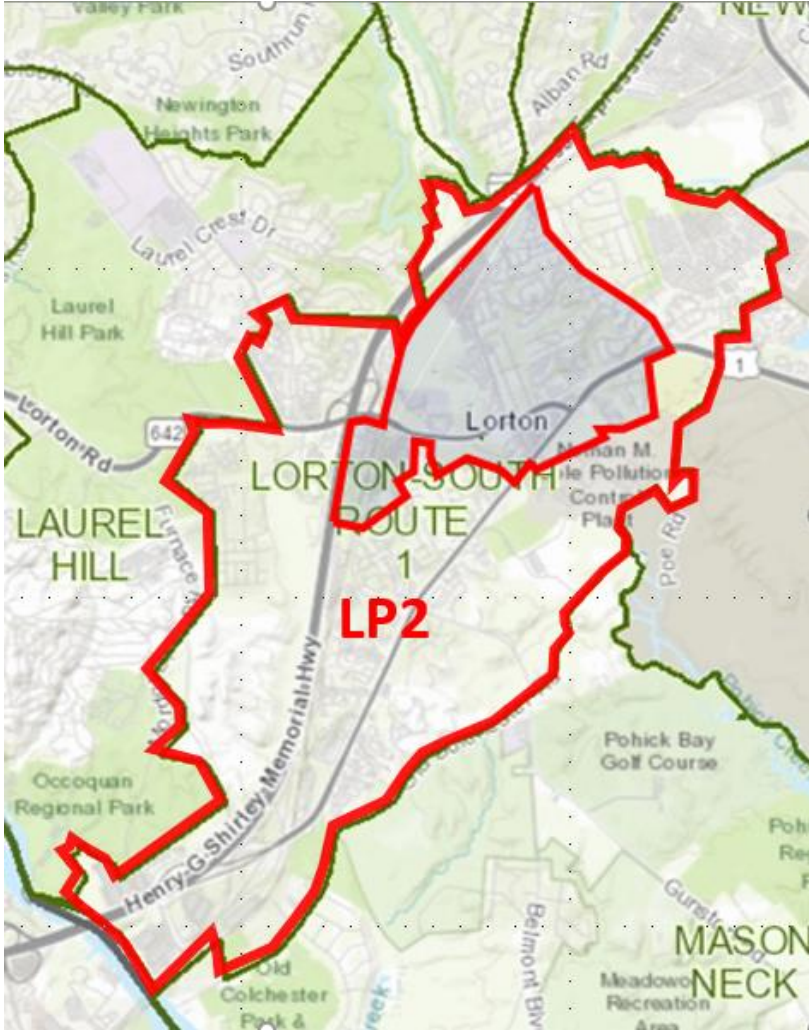
Gunston Plaza



Sample Visioning Models from January Task Force Meeting



1991 Comprehensive Plan



Lower Potomac Planning District Population = 24,371

Plan Citations:

“Create a focal point of development or "Town Center" which includes retail businesses, office uses, cultural facilities and community services and establishes a strong "sense of place" and positive image for the Lorton-South Route 1 area;”

“Limit commercial encroachment into residential neighborhoods and establish a clearly defined "edge" between commercial and residential areas;”

87 units of Assisted Housing in The LP2 sector

1997



Lorton Station ★

Lorton Marketplace ★

Gunston Plaza ★

2002

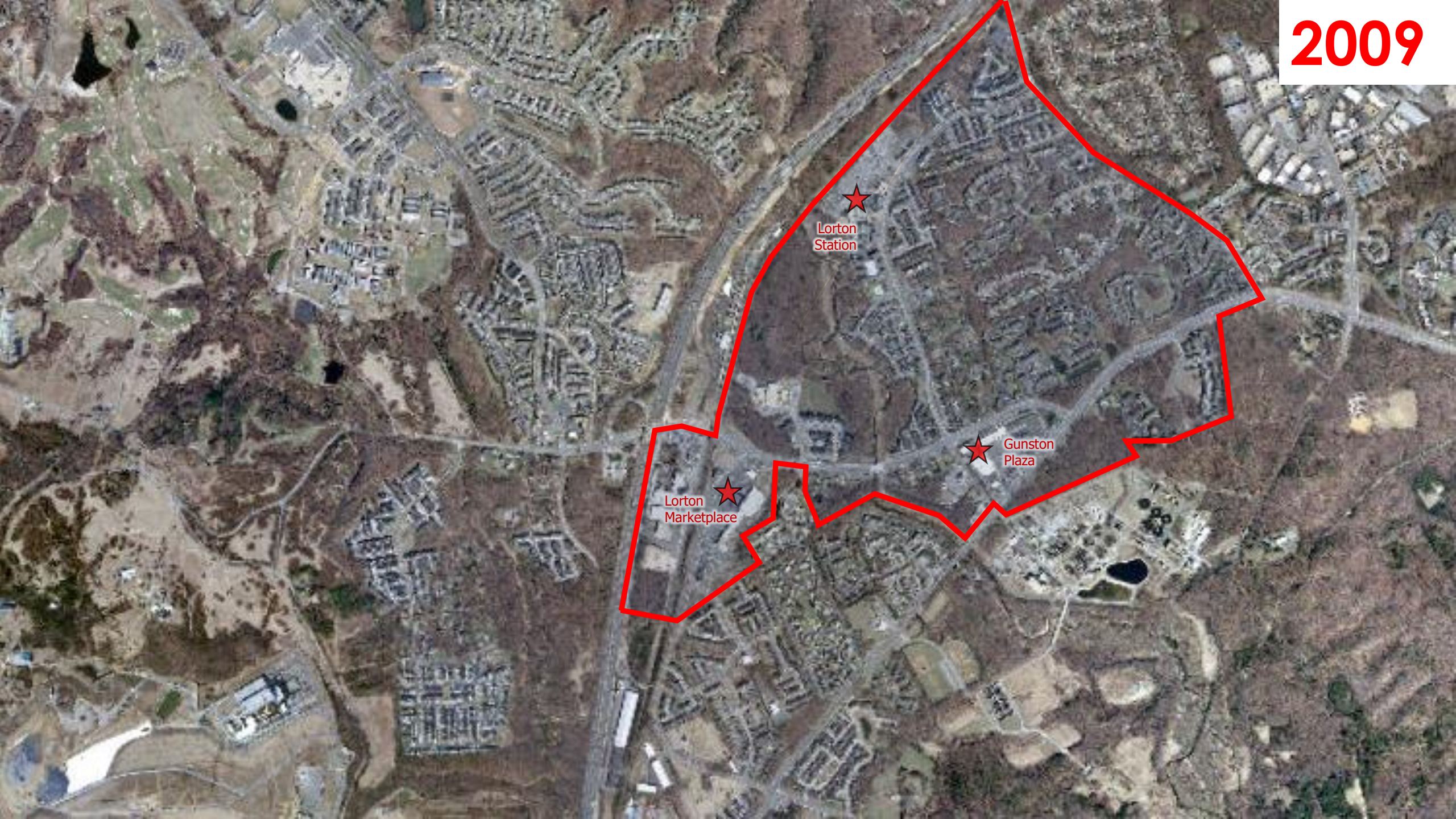


★
Lorton
Station

★
Lorton
Marketplace

★
Gunston
Plaza

2009



★
Lorton
Station

★
Lorton
Marketplace

★
Gunston
Plaza

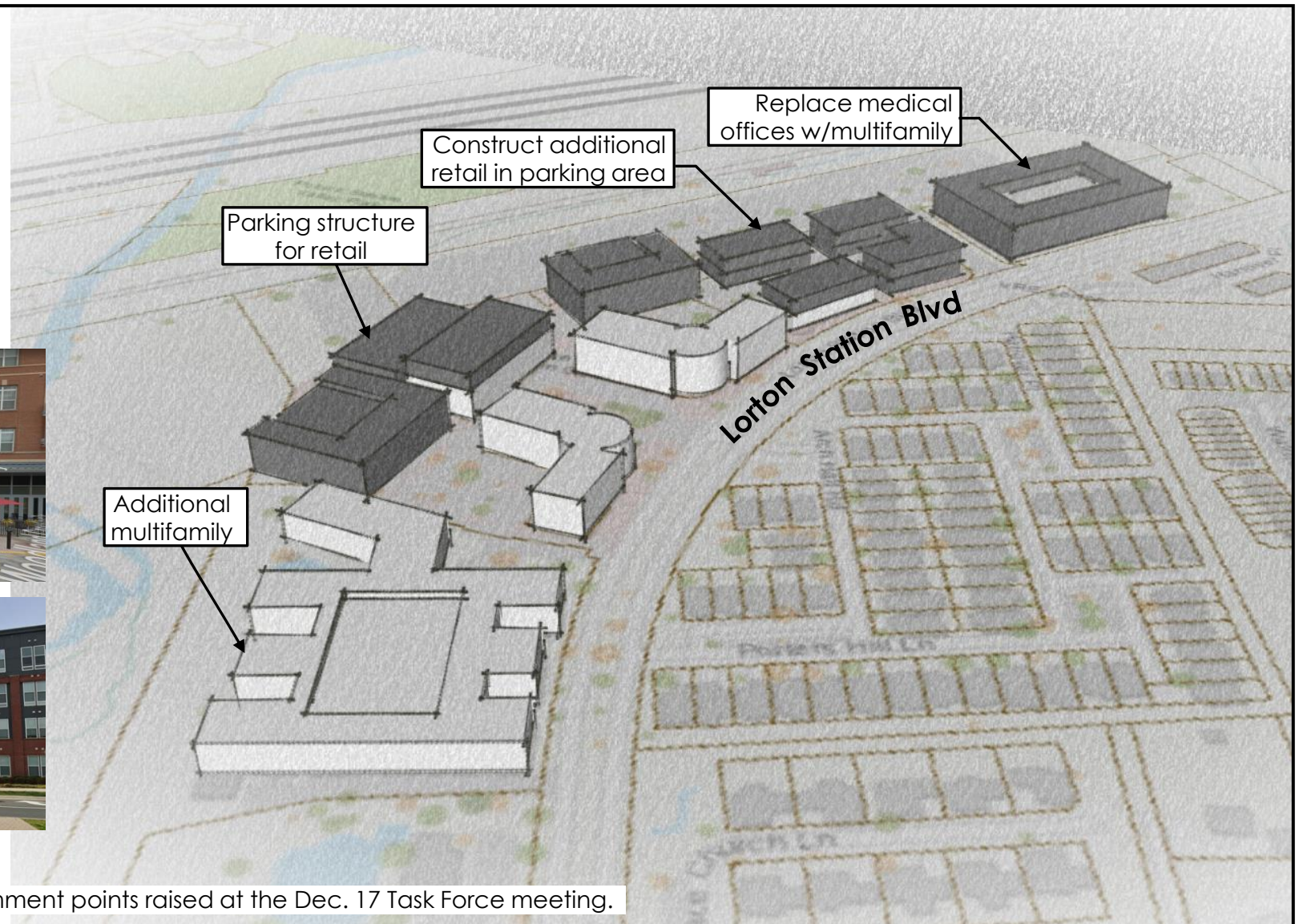
Lorton
Station

VRE Station



Land Area: Approximately 22 acres
Existing Use: Retail, Restaurant, Commercial Services and Multi-Family Residential Use.
Year Built: Between 2003 and 2009.
Comprehensive Plan: Mixed-Use
Plan option for higher density: Yes
This site has been approved and developed under the Plan Option allowing Mixed-Use development up to .30 FAR for a "Town Center" concept here and throughout a larger area.

Lorton Visioning – Lorton Station



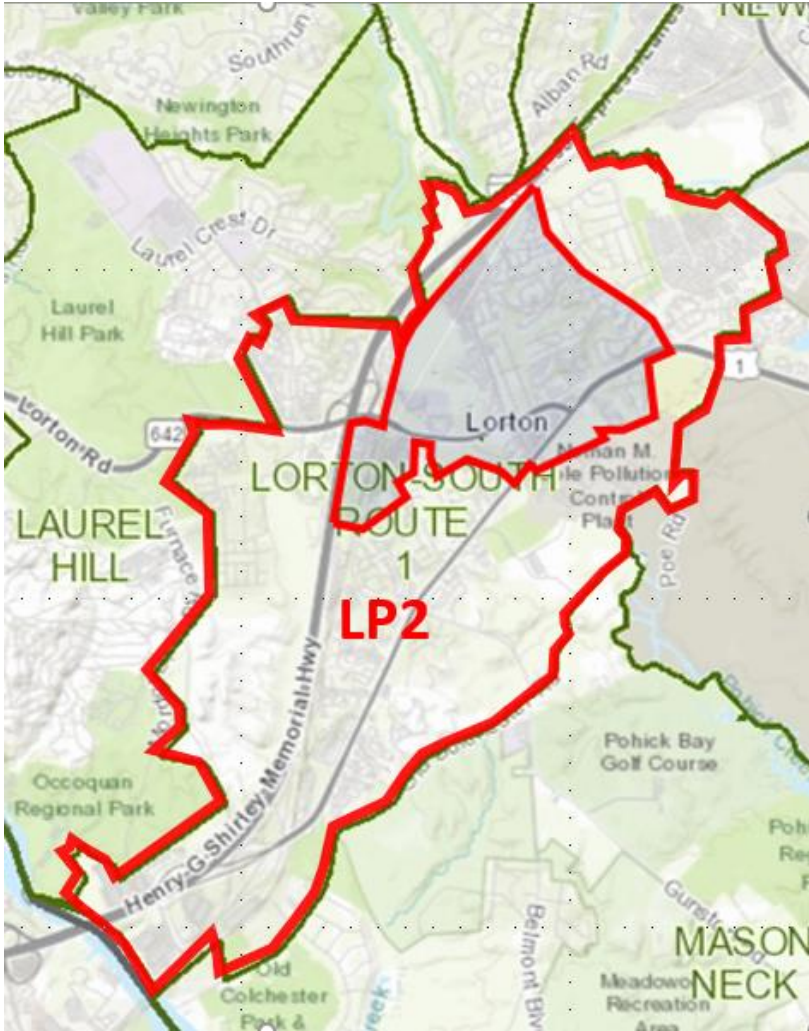
* Concept intended to illustrate comment points raised at the Dec. 17 Task Force meeting.

Lorton Market Place



Land Area: Approximately 25 acres
Existing Use: Retail and commercial service uses (Lorton Marketplace), medical / dental offices, car wash and self storage and vacant land.
Year Built: Between 2006 and 2017.
Comprehensive Plan: Non-Residential Mixed-Use up to .25 FAR
Plan option for higher density: No

Current Comprehensive Plan



Plan Citations:

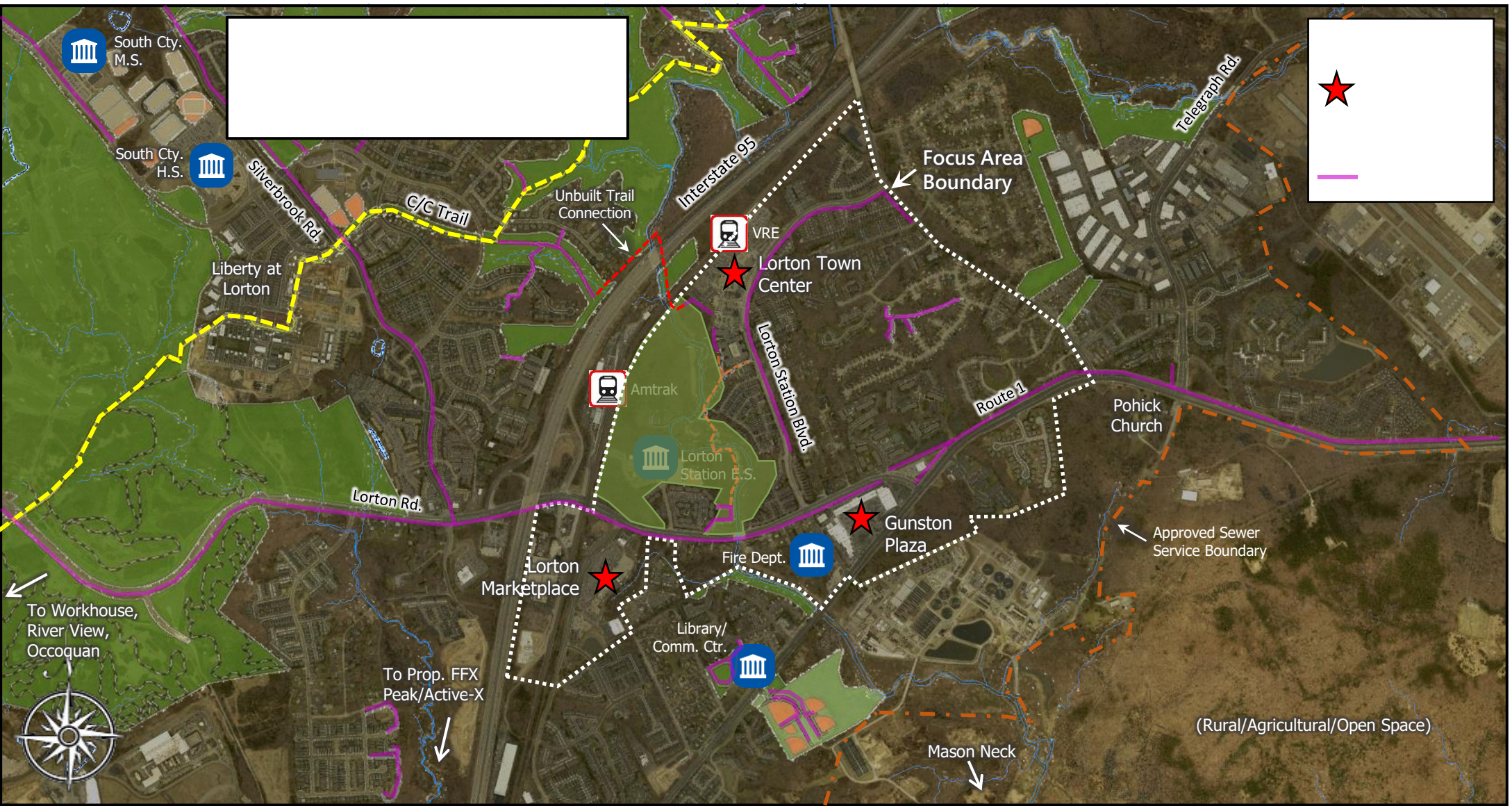
“Implement the positive image and sense of place through the "Town Center" concept and provide for retail, governmental and commercial offices, cultural facilities, and community services at the Center and at other key sub-units.”

“Encourage the development of a mix of housing at varying densities and costs near employment centers and mass transportation facilities.

“Develop housing at varying densities and costs”

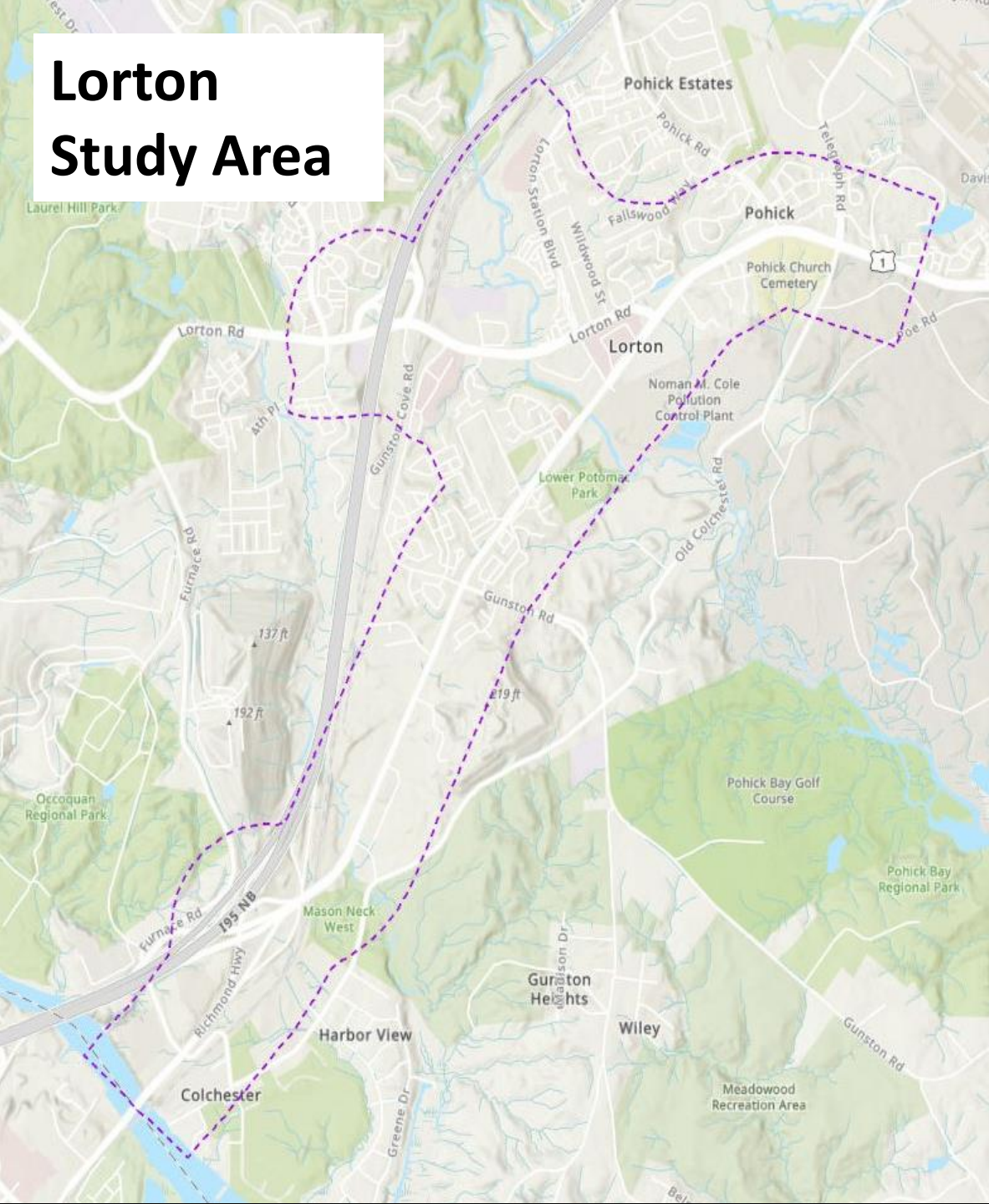
“Locate land uses such as adult and child day care facilities and nursing homes”

Lorton Visioning – Local Network of Businesses and Amenities

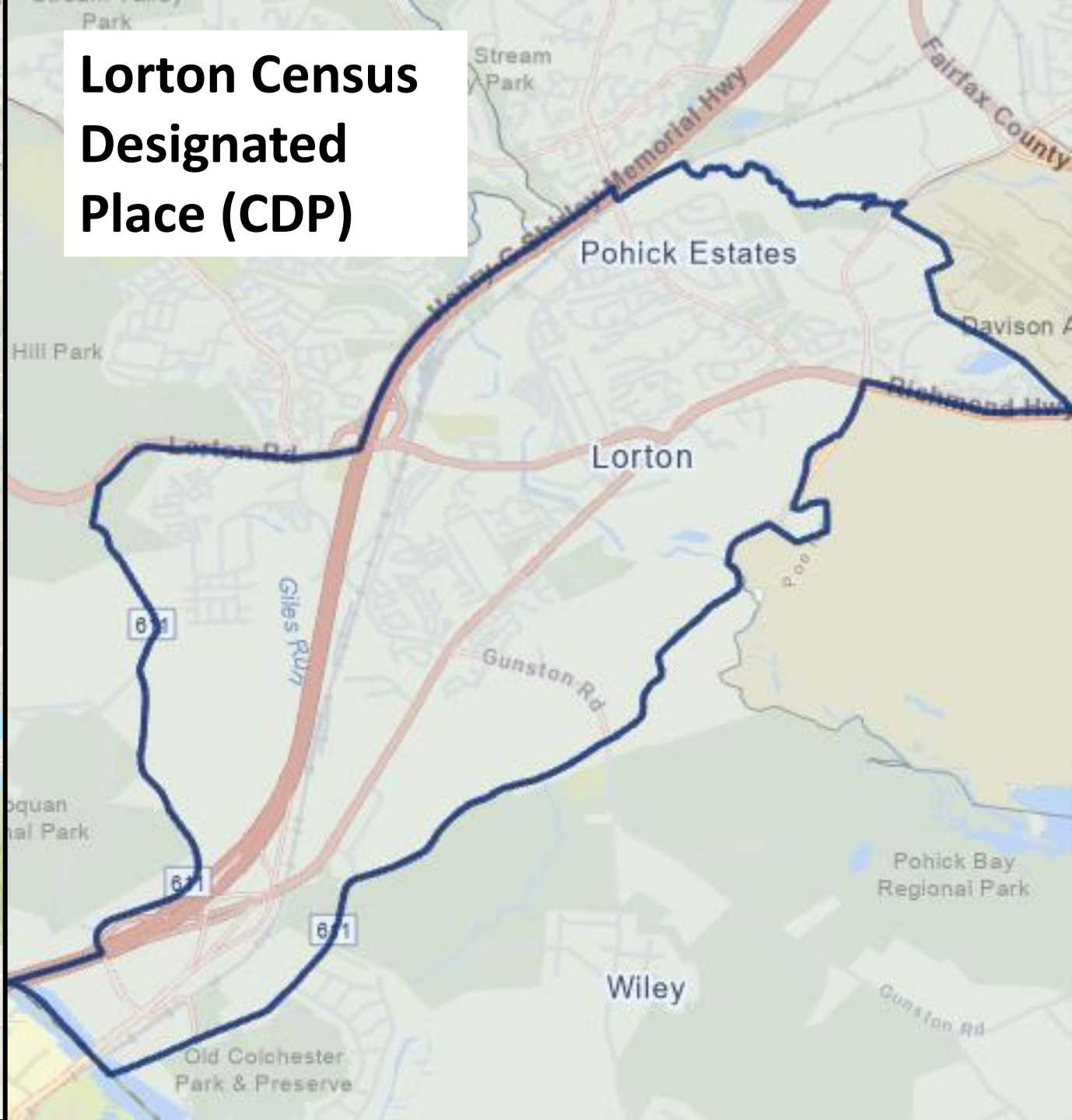


Community Profile of Lorton Census Designated Place (CDP) & Fairfax County

Lorton Study Area



Lorton Census Designated Place (CDP)

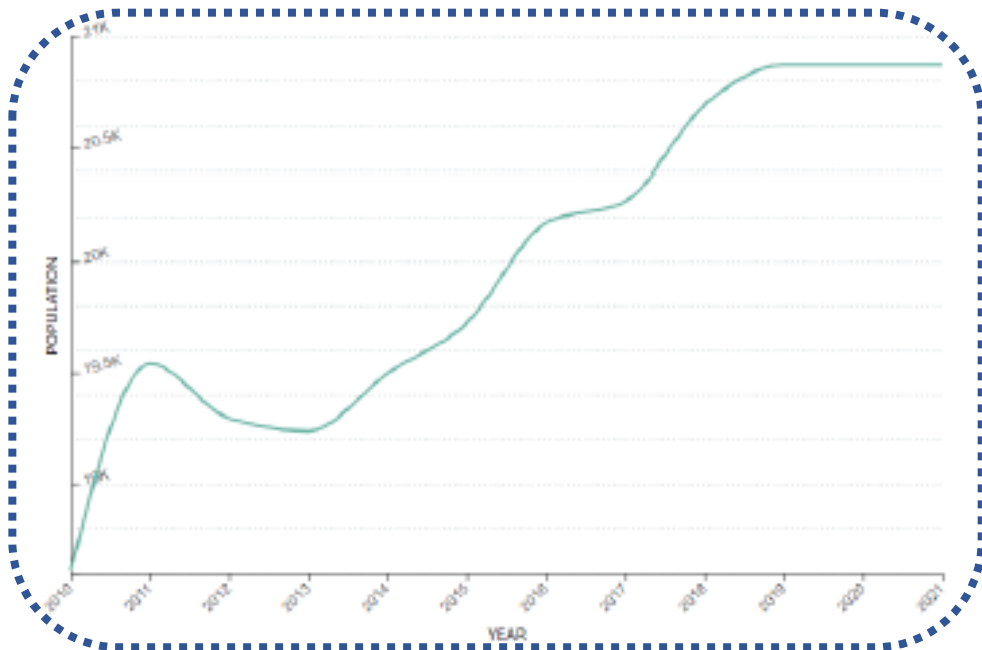


Population

Continued growth forecasted for Lorton CDP and the County over the coming five years.

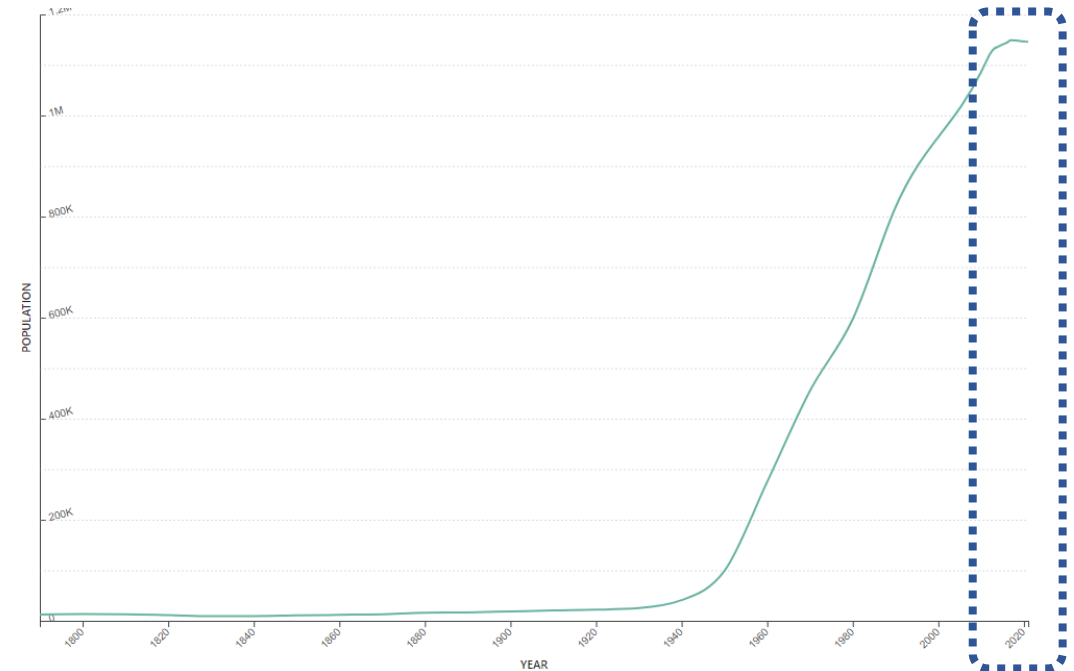
Lorton Census Designated Place (CDP)

2020	Population	20,612
2025	Population Forecast	20,966



Fairfax County

2020	Population	1,171,848
2025	Population Forecast	1,209,842



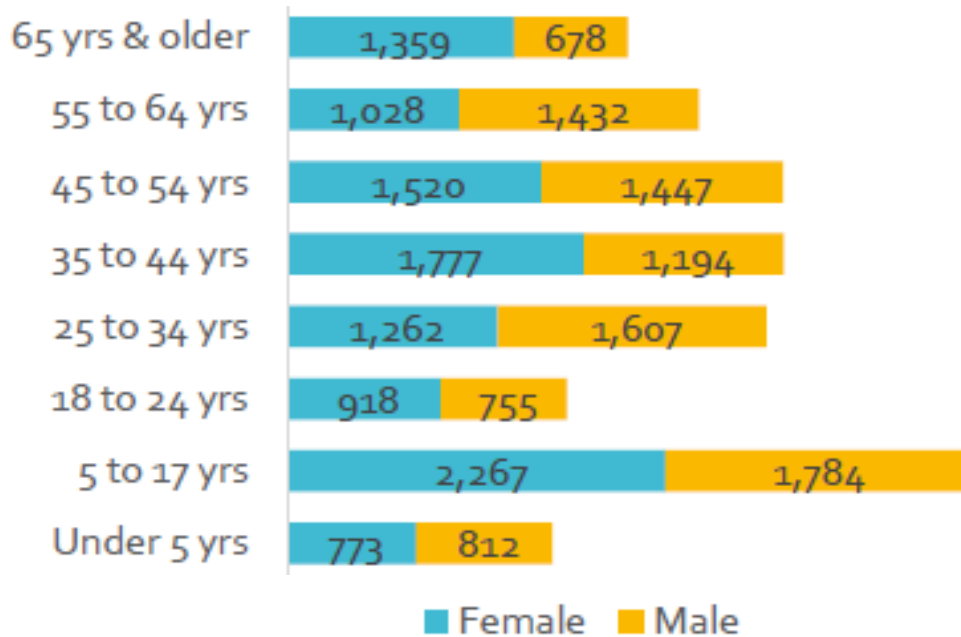
Source: Community Profiles, <https://www.fairfaxcounty.gov/demographics/community-profiles>. Prepared by Fairfax County Economic, Demographic and Statistical Research using U.S. Census Bureau, 2019 five-year American Community Survey data.

Compiled by: Regional Services and Center Operations, Fairfax County Department of Neighborhood and Community Services, September 2021.

Population by Age

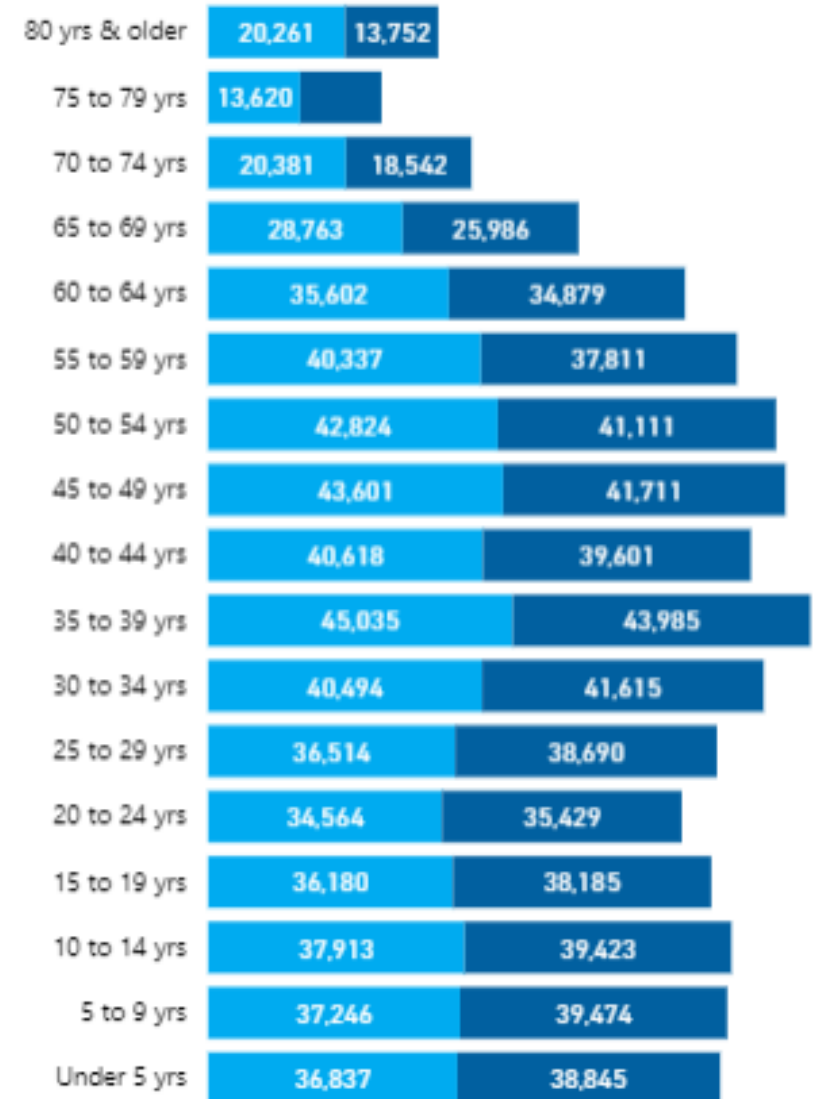
While the County's population continues to age overall, Lorton has a large proportion of the population in younger age cohorts.

Lorton Census Designated Place (CDP)



Fairfax County

● Females ● Males

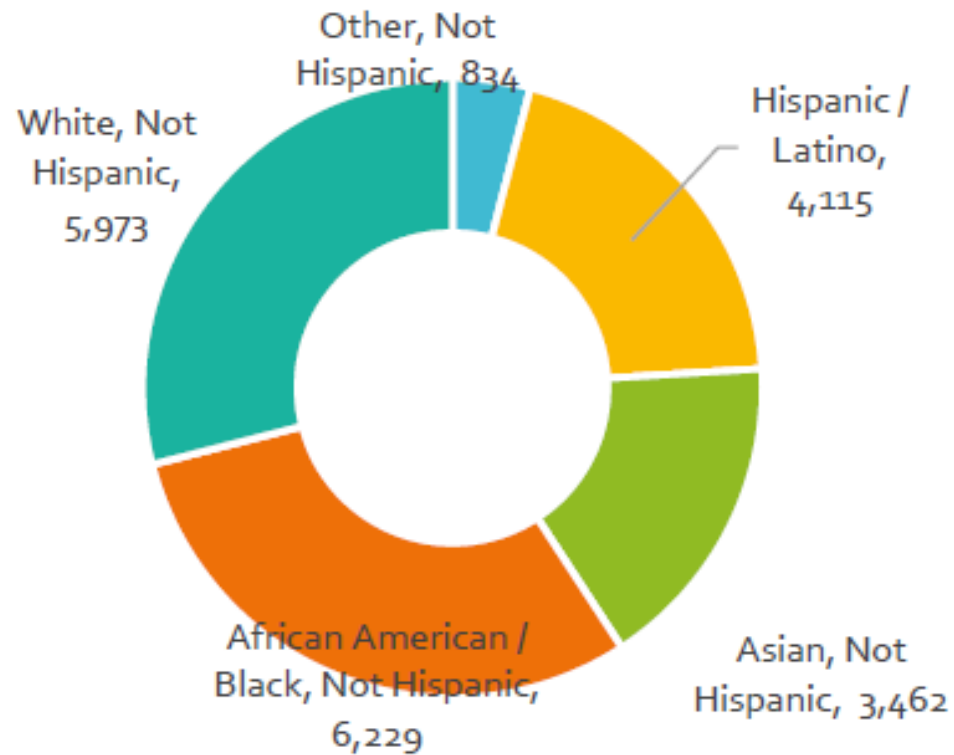


Source: Community Profiles, <https://www.fairfaxcounty.gov/demographics/community-profiles>.
 Prepared by Fairfax County Economic, Demographic and Statistical Research using U.S. Census Bureau, 2019 five-year American Community Survey data.
 Compiled by: Regional Services and Center Operations, Fairfax County Department of Neighborhood and Community Services, September 2021.

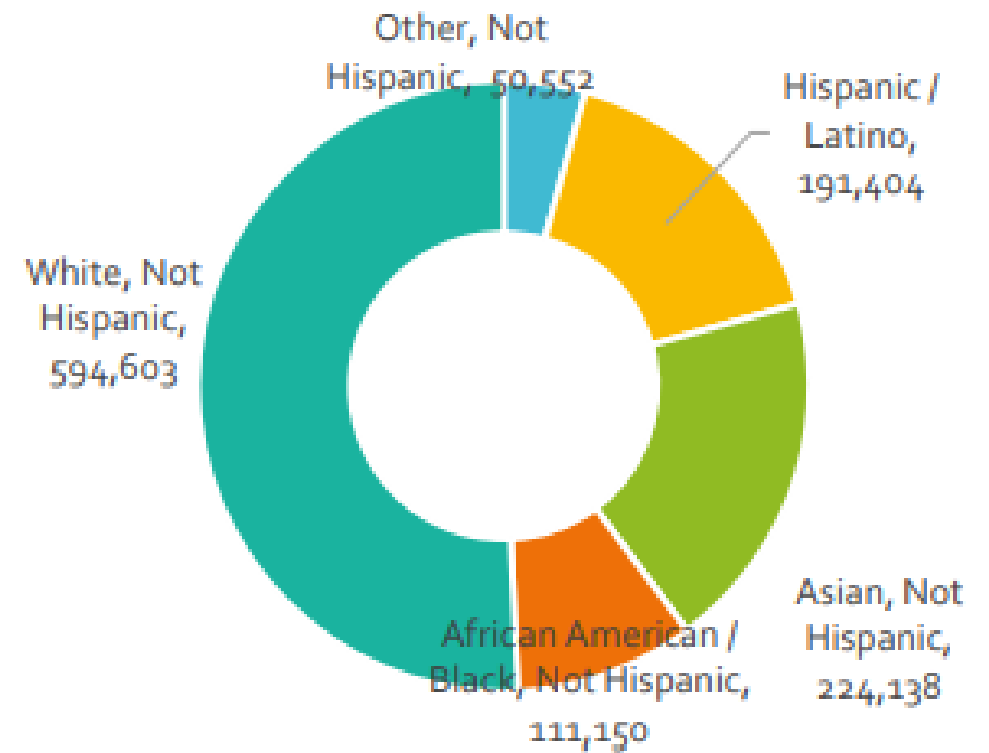
Population by Race and Ethnicity

Greater diversity and higher proportions of Black, Hispanic and Asian populations in the Lorton CDP.

Lorton Census Designated Place (CDP)



Fairfax County



Source: Community Profiles, <https://www.fairfaxcounty.gov/demographics/community-profiles>. Prepared by Fairfax County Economic, Demographic and Statistical Research using U.S. Census Bureau, 2019 five-year American Community Survey data.

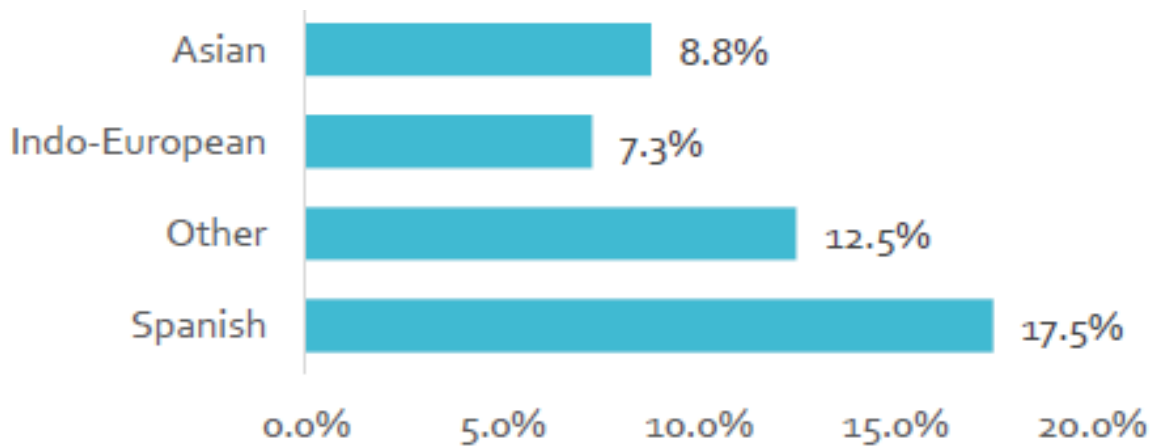
Compiled by: Regional Services and Center Operations, Fairfax County Department of Neighborhood and Community Services, September 2021.

Languages Spoken at Home (Age 5 and older)

Greater diversity and higher proportions of residents speaking a language other than English at home in the Lorton CDP.

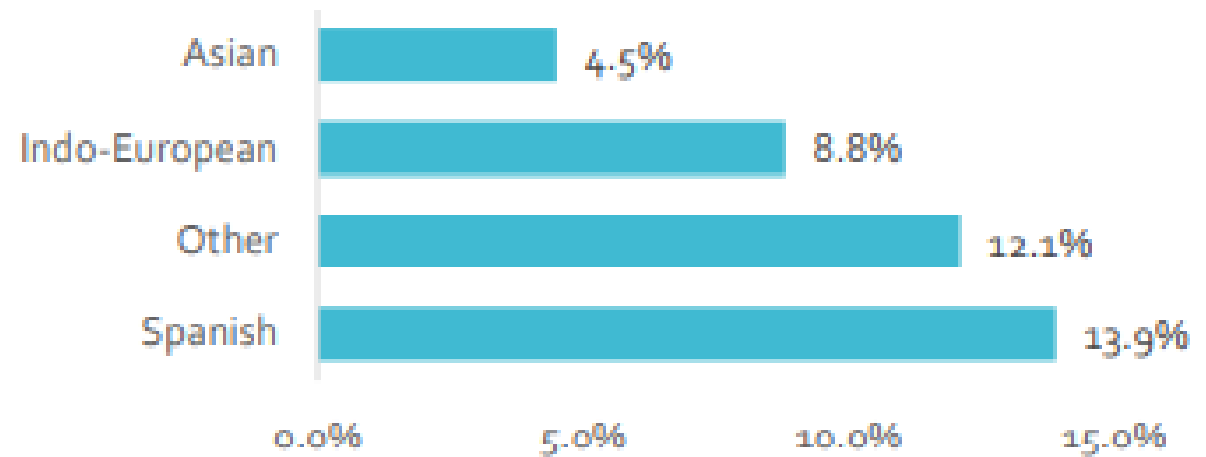
Lorton Census Designated Place (CDP)

46.1% of residents speak a language other than English at home.



Fairfax County

39.3% of residents speak a language other than English at home.



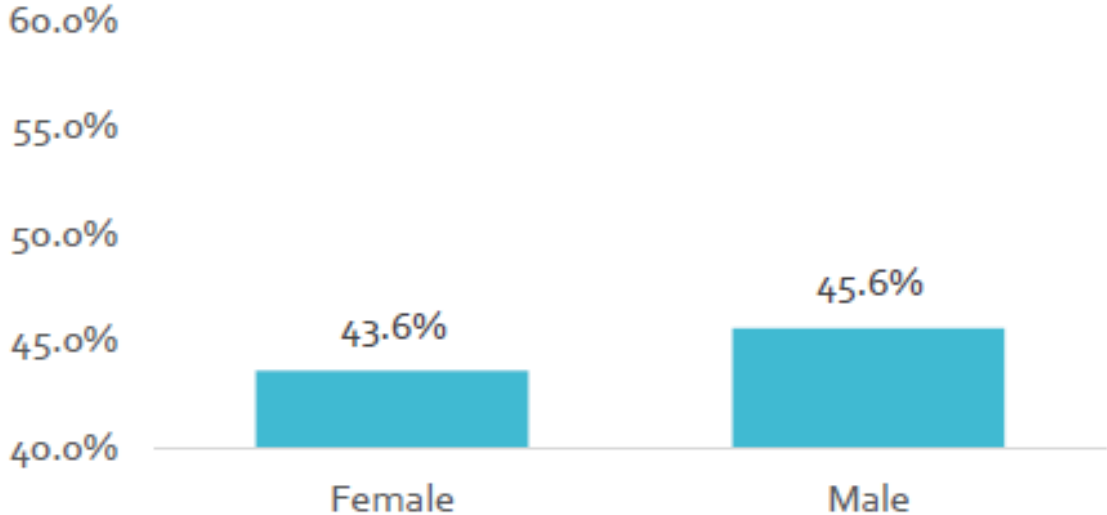
Source: Community Profiles, <https://www.fairfaxcounty.gov/demographics/community-profiles>. Prepared by Fairfax County Economic, Demographic and Statistical Research using U.S. Census Bureau, 2019 five-year American Community Survey data.

Compiled by: Regional Services and Center Operations, Fairfax County Department of Neighborhood and Community Services, September 2021.

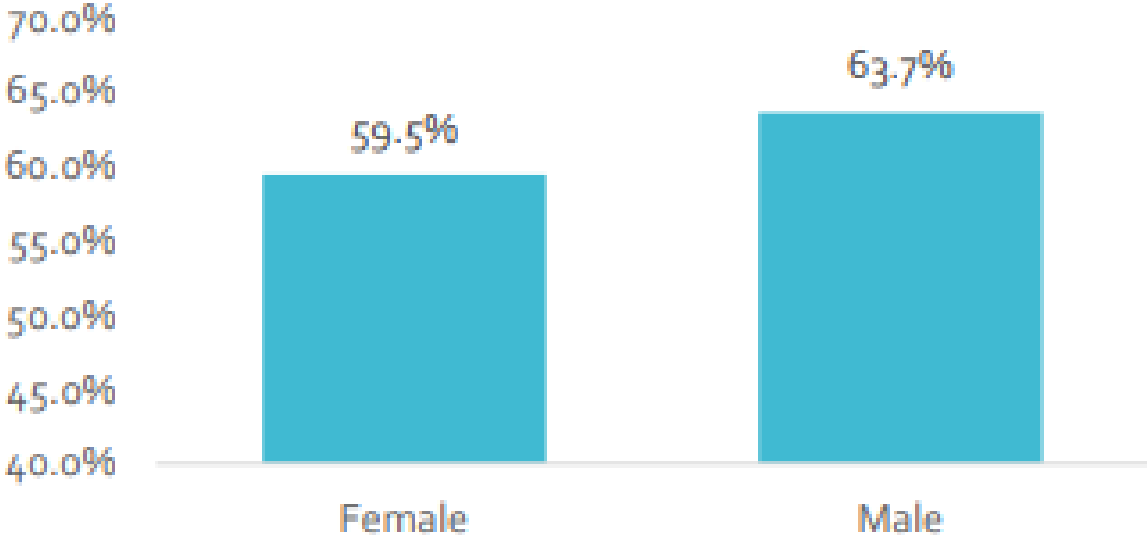
Bachelor's Degree or Higher (Age 25 and older)

In the Lorton CDP, residents' education attainment is lower for both females and males as compared to Fairfax County.

Lorton Census Designated Place (CDP)



Fairfax County

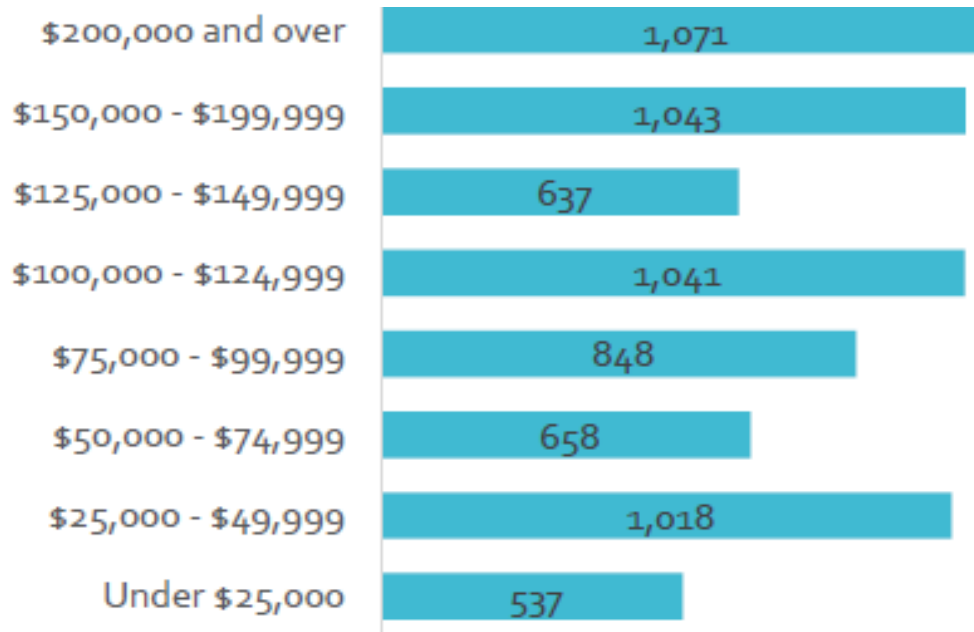


Source: Community Profiles, <https://www.fairfaxcounty.gov/demographics/community-profiles>. Prepared by Fairfax County Economic, Demographic and Statistical Research using U.S. Census Bureau, 2019 five-year American Community Survey data. Compiled by: Regional Services and Center Operations, Fairfax County Department of Neighborhood and Community Services, September 2021.

Household Income

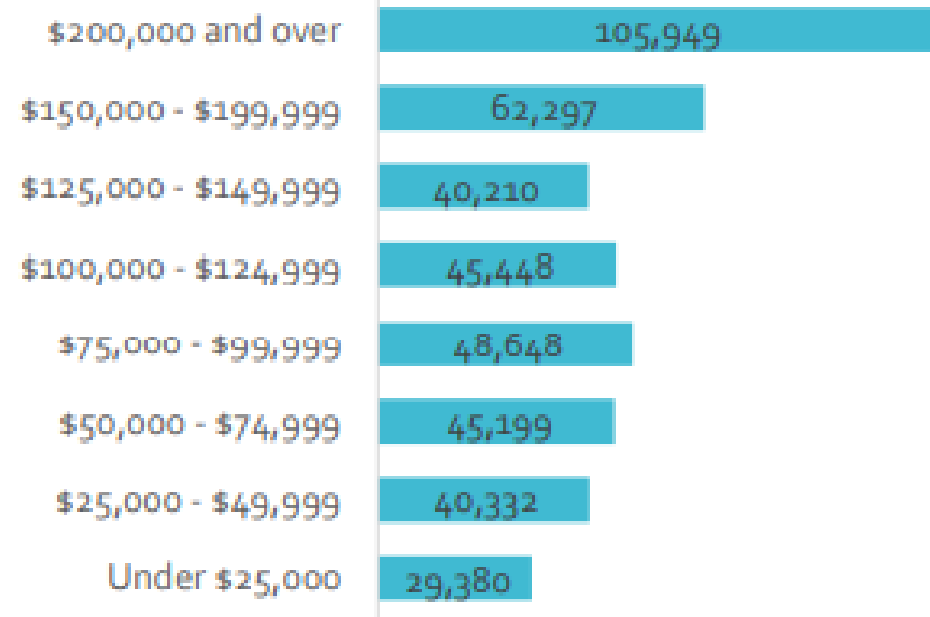
A large proportion of households in the Lorton CDP have incomes between \$25,000 - \$49,999 as compared to the County & a larger proportion of household incomes are below poverty in the Lorton CDP.

Lorton Census Designated Place (CDP)



7.3% of residents are below poverty.

Fairfax County



6.1% of residents are below poverty.

36.2 Minutes is the average travel time to work.

32.2 Minutes is the average travel time to work.

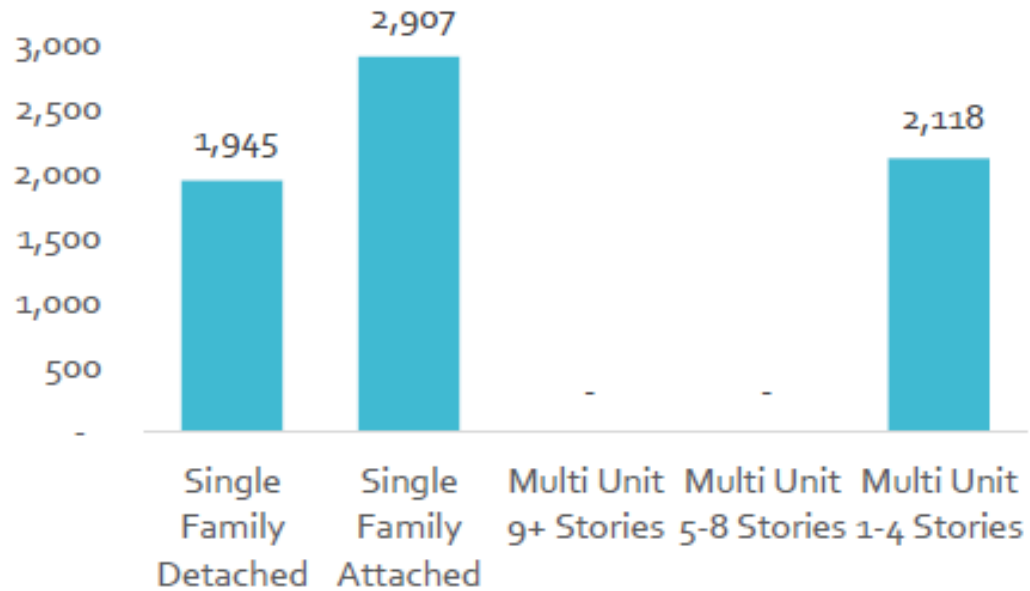
Source: Community Profiles, <https://www.fairfaxcounty.gov/demographics/community-profiles>. Prepared by Fairfax County Economic, Demographic and Statistical Research using U.S. Census Bureau, 2019 five-year American Community Survey data.

Compiled by: Regional Services and Center Operations, Fairfax County Department of Neighborhood and Community Services, September 2021.

Housing Units by Type

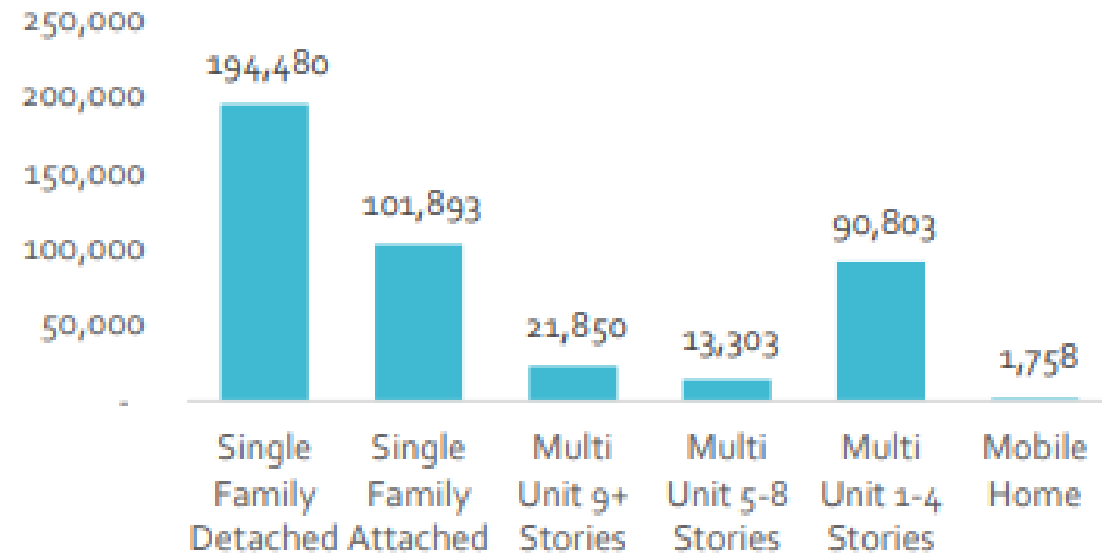
Housing units are not as old and there's been lower density development in the Lorton CDP as compared to the County overall.

Lorton Census Designated Place (CDP)



50.9% of housing units are more than 30 years old.

Fairfax County



70.0% of housing units are more than 30 years old.

Source: Community Profiles, <https://www.fairfaxcounty.gov/demographics/community-profiles>. Prepared by Fairfax County Economic, Demographic and Statistical Research using the County-maintained 2020 Integrated Parcel Lifecycle System (IPLS) data.

Compiled by: Regional Services and Center Operations, Fairfax County Department of Neighborhood and Community Services, September 2021.

Discussion Questions

- What resonates with you about the planning history and current profile of Lorton?
- How can the task force use the information to inform decision making?

Lorton Visioning Task Force Guiding Principles

To begin a community dialogue on Lorton's vision for the future, an online community survey and a community meeting were utilized to collect ideas and opinions from Lorton area residents and visitors. These ideas were summarized into **themes** describing the desirable features of Lorton today and in the future. The Visioning Guiding Principles were drafted as a final product to be shared with and solicit further feedback from the community.



Discussion Questions

- What resonates with you about the planning history and current profile of Lorton?
- How can the task force use the information to inform decision making?