

VMDO Architects // LAND Design // Fehr & Peers // HR&A Advisors // Downey & Scott

---

# Workhouse Arts Masterplan Study - Phase 3 South County Federation Review

---

South County Federation  
April 11<sup>th</sup> 2023



 **WORKHOUSE**  
ARTS CENTER  
A PROJECT OF THE WORKHOUSE ARTS FOUNDATION

VMDO

# Agenda

**Project Process & Scope**

**Program & Vision Summary**

**Three Options**

**Option 1: Art Park**

**Option 2: Village Center**

**Option 3: Arts & Education Complex**

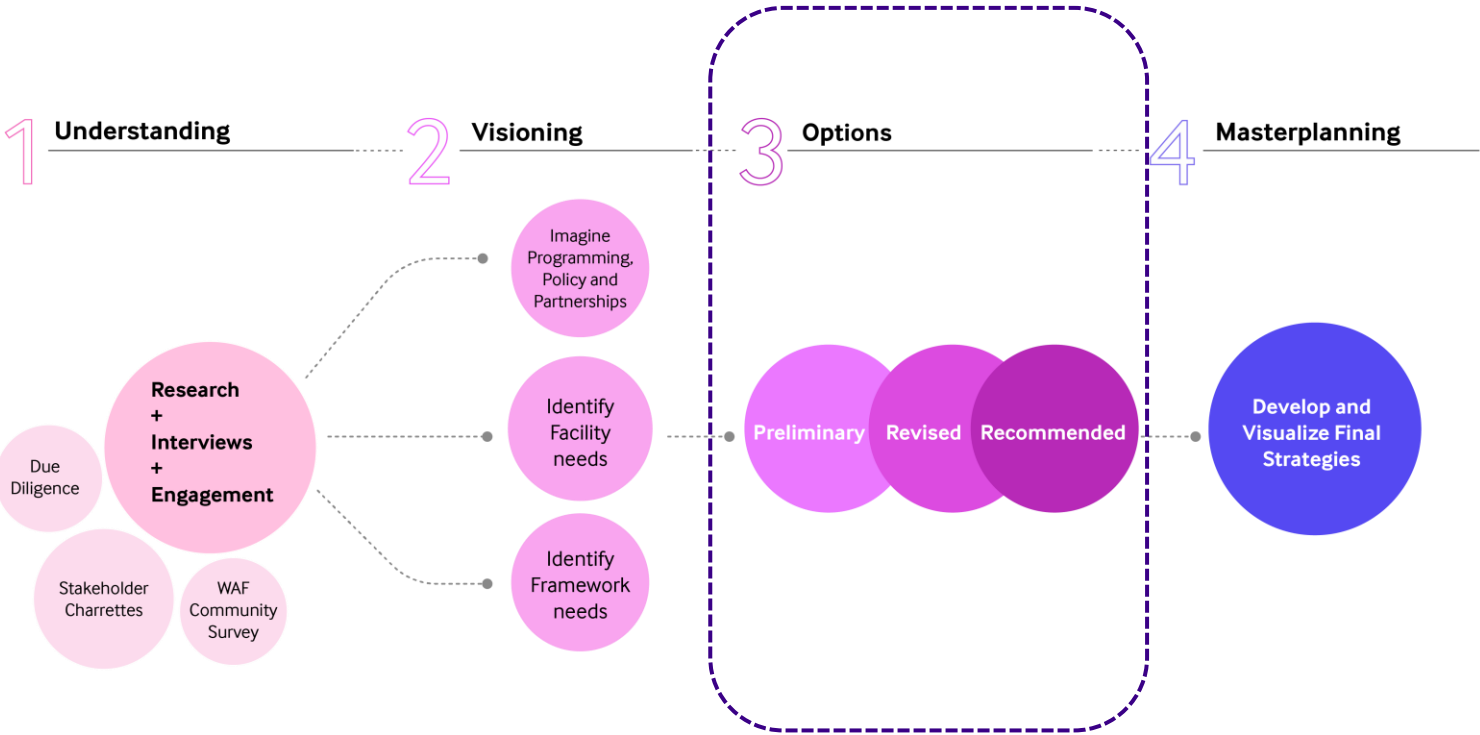
**Key Takeaways & Comparison**

**Next Steps**

**Discussion**




# PROJECT PROCESS



# PROJECT PROCESS



At the Charrette held May 20th, stakeholders and consultant team members identified key challenges and explored possibilities for redevelopment.




Share Your Vision for the Workhouse

**WORKHOUSE**  
ARTS CENTER  
A PROJECT OF THE WORKHOUSE ARTS FOUNDATION

**Masterplan Survey**

Workhouse Campus  
An adaptive re-use and redevelopment of the historic Lorton prison



**The Workhouse Arts Center**  
invites its supporters to have a voice in its Masterplan

**BE A PART OF THE FUTURE AT THE WORKHOUSE**

The survey emailed to community members sought to understand more about the community and solicited their input on how the campus should be developed.

# PROGRAM & VISION SUMMARY

## Workhouse Arts Foundation Goals:

- Become a regional and national arts destination.
- Provide facilities for the creation and experience of all forms of art.
- Interact with the public and bring access to the arts to all.
- Provide large scale music venue, professional theater, education center, events center, and more studios.

## Fairfax County Goals:

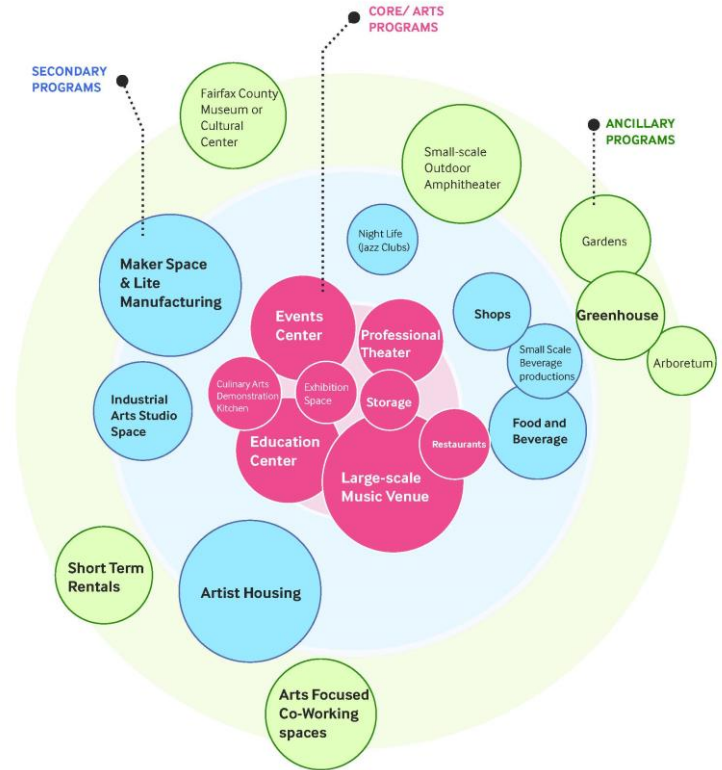
- Meet recognized demand for more high-quality arts programming available to all Fairfax County residents.
- Become a regional destination and provide amenities to the Lorton community.
- Meaningfully preserve history while transforming experience of former prison.
- Plan for appropriate development beyond the arts.
- Support WAF to become financially successful; increase revenue for Fairfax County



# PROGRAM UNDERSTANDING

Our understanding of the program can be broken into three main categories:

- The **core arts programs** that are the heart of the future campus and main attractions,
- the **secondary amenity & mixed-use programs** that provide support and vibrancy to the campus's visitors, and
- the **ancillary programs** that make the campus that much more special.





# ARTS PROGRAM NEEDS



## Music Barn

- **Redevelopment of existing Barn and space to the south**, along with adjacent garage and agricultural buildings,
- **New build of large amphitheater pavilion to be used for large scale music performances** and would include significant site work and infrastructure.

**CAPACITY:** 2,000-3,000 patrons

**OFFERINGS:** 7 month use, 4 performances per week



## Music and Dance Education Center

- **Redevelopment of W-17 and W-18 into an education center for music and dance.**



## Events Center

- **Redevelopment of existing W-1 Dining Hall into a flexible large scale event space** that could be used for events or shows.
- **Program would include pre-function space, a catering kitchen and culinary arts education space.**

**CAPACITY:** 300-400 seated; 700-800 standing reception

**OFFERINGS:** 7 days / week



## Professional Theatre

- **Redevelopment of W-12 as a professional theatre.**

**CAPACITY:** 400 patrons

**OFFERINGS:** Seasonal weekly performances

# EXISTING

## From Development Principles:

- Extend infrastructure and program throughout open space.
- Right-size and consolidate parking.
- Extend formal circulation network into larger site to connect to new destinations.

Also, alleviate sense of vacant sea of parking.





# PARKING

— — — — — AREA AVAILABLE FOR NEW DEVELOPMENT



Fairfax County: Workhouse Arts Campus Masterplan Study

## Simplistic Parking Baseline:

Parking requirement adding ONLY new arts venues:

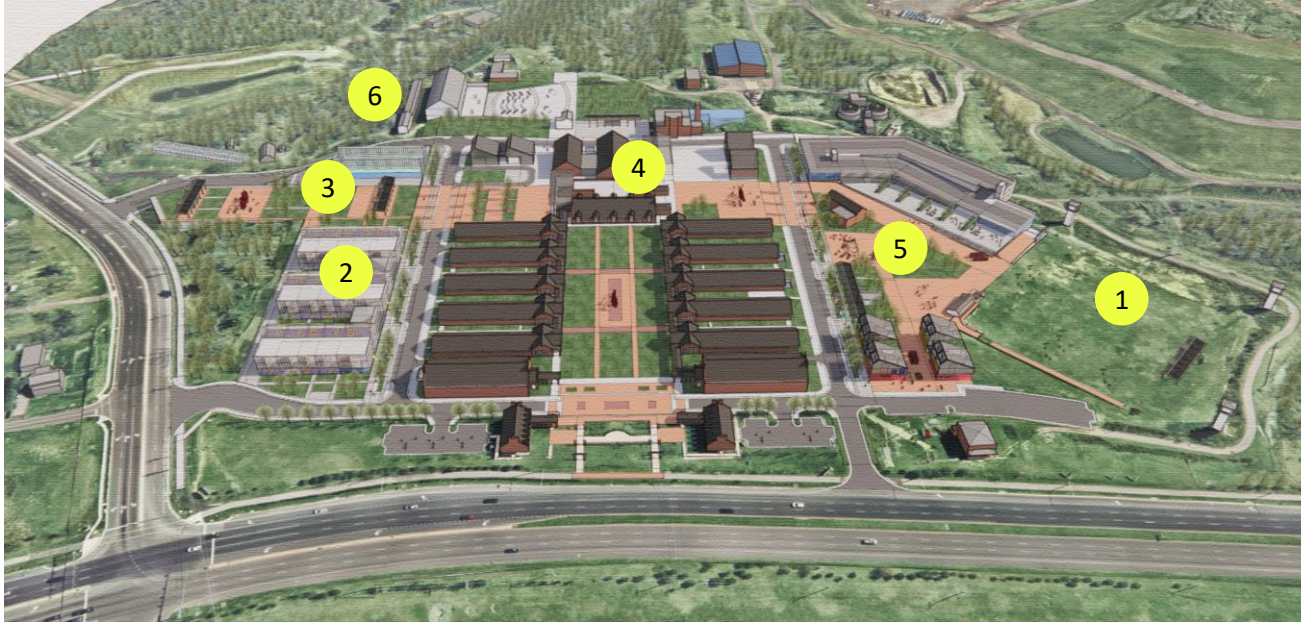
Existing Uses: 224  
Music Venue: 1146  
Theater: 184  
Event Center: 367  
Music & Dance Ed. Center: 53  
**Total: 1,974**

Parking accommodation with no new development:

**Existing Spaces: ~947**  
Overflow: 422  
Satellite: 600  
**Total: 1,969**



# SUSTAINABILITY



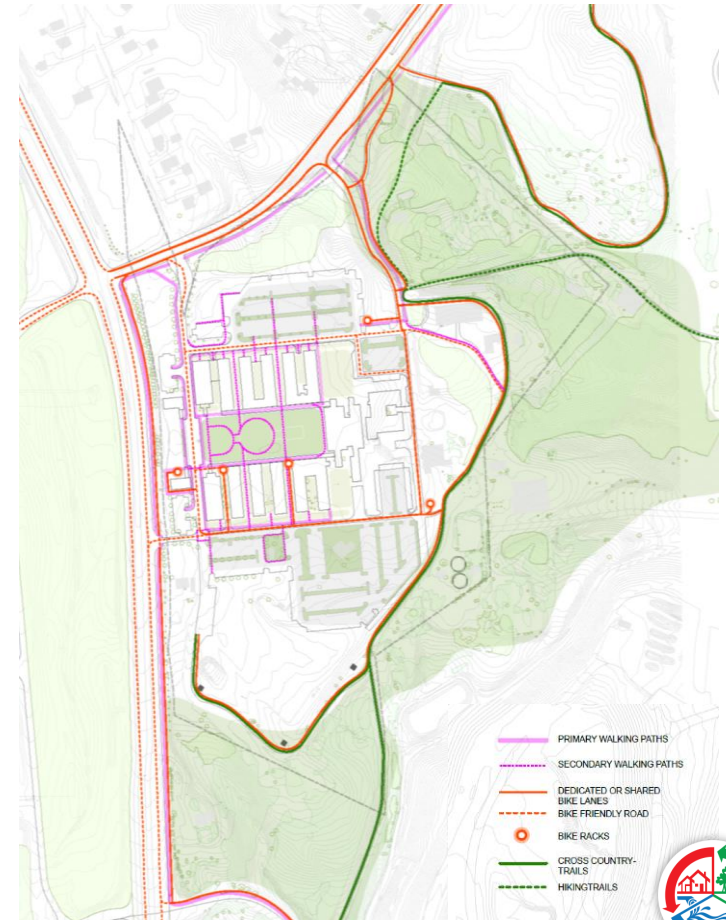
Strategies for further investigation in Final Masterplan:

1. Geothermal Wells @ Ballfield
2. Solar Roofscape
3. LID Stormwater Management
4. Adaptive Reuse
5. Brownfield Development
6. Habitat Protection @ Perimeter
7. Native Plantings throughout



# TRANSPORTATION

- Ox Road (Route 123) prioritizes vehicle throughput
  - Posted speed limit of 55 MPH.
  - 10-ft shared use path on the east side.
  - Infrequent pedestrian crossing opportunities.
- Workhouse Road is the northern edge of campus and connects Ox Road to Lorton Road.
  - Posted speed limit of 40 MPH.
  - 10-ft shared use path on the south side.
  - One-way four-foot bike lanes on both sides of the road.
  - 5-ft sidewalk on the north side.
- Cross County Trail and Laurel Hill Mountain Bike Trails are to the east of the Workhouse Campus.
- No existing transit connections but there are opportunities for first/last-mile connections to transit services in Lorton.



# MASTERPLAN OPTIONS

---

- OPTION 1 – Art Park
- OPTION 2 – Village Center
- OPTION 3 – Arts and Education Center

## Variation among the Options :

- Overall level of density
- Proposed uses and locations of uses
- Overall look and feel
- Scale of housing development
- Execution of Vision



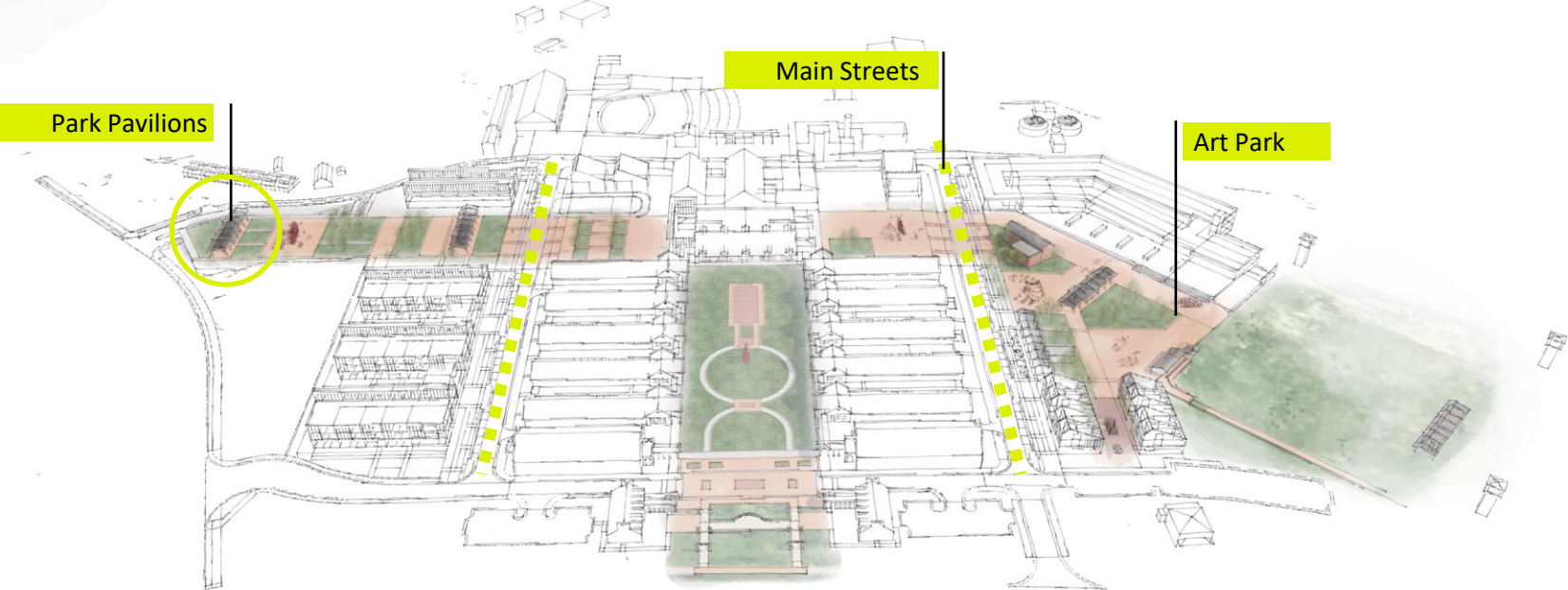
# OPTION 1 – ART PARK

- Aligns w/ Vision Report
- Low Density
- Prioritizes Landscape
- Builds Upon Park-Like Setting
- Maintains all Historic Structures & Sites
- Maintains suggested uses for historic buildings

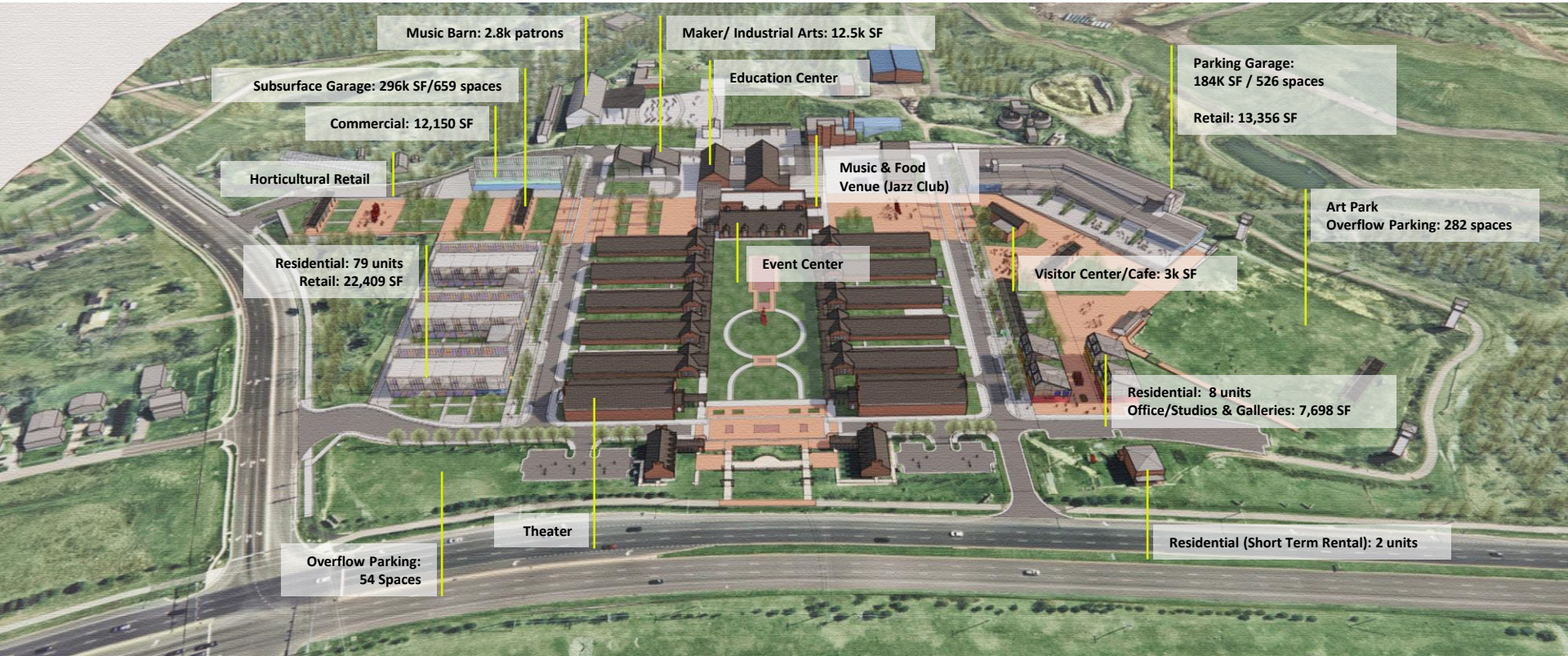




# OPTION 1 – ART PARK



# OPTION 1 – ART PARK





# Art Park: Activities & Inspiration



deCordova Sculpture Park and Museum, Lincoln, MA



Shelby Farms Park. Memphis, TN, Marlon Blackwell





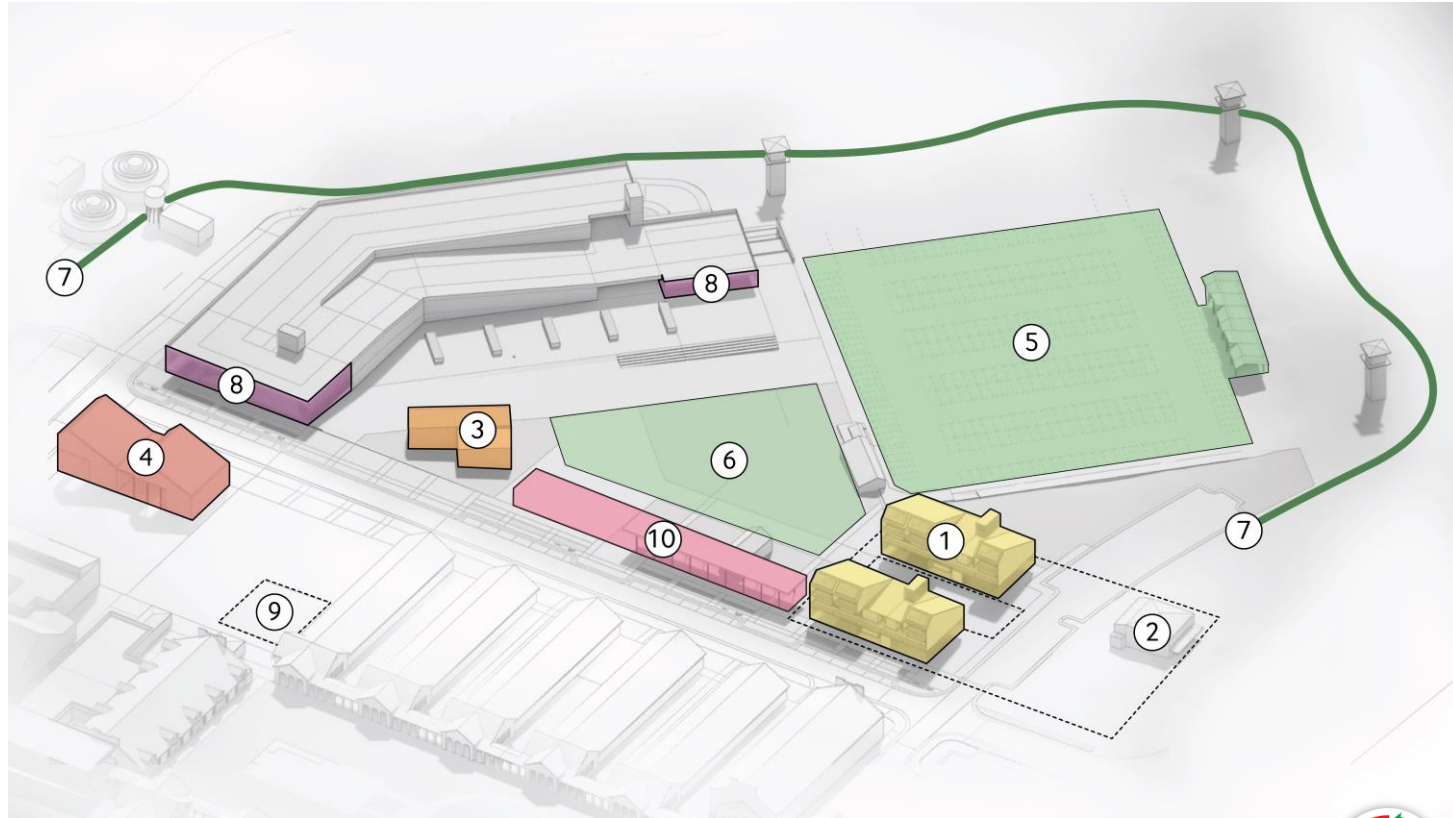
# OPTION 1 – ART PARK



An arrival plaza at the north side of the Events Center with landscape features, outdoor art pavilions, and industrial arts studios.

# OPTION 1 – ART PARK

- 1) Artist Housing + Art Courts
- 2) Artist in Residence Program
- 3) Visitor Center / Brewery
- 4) Industrial Arts Studios
- 5) Event green with Informal Amphitheater
- 6) Community Garden + Play space
- 7) Art Trail
- 8) Retail / Food Venue
- 9) Event Terrace





# OPTION 1 – ART PARK



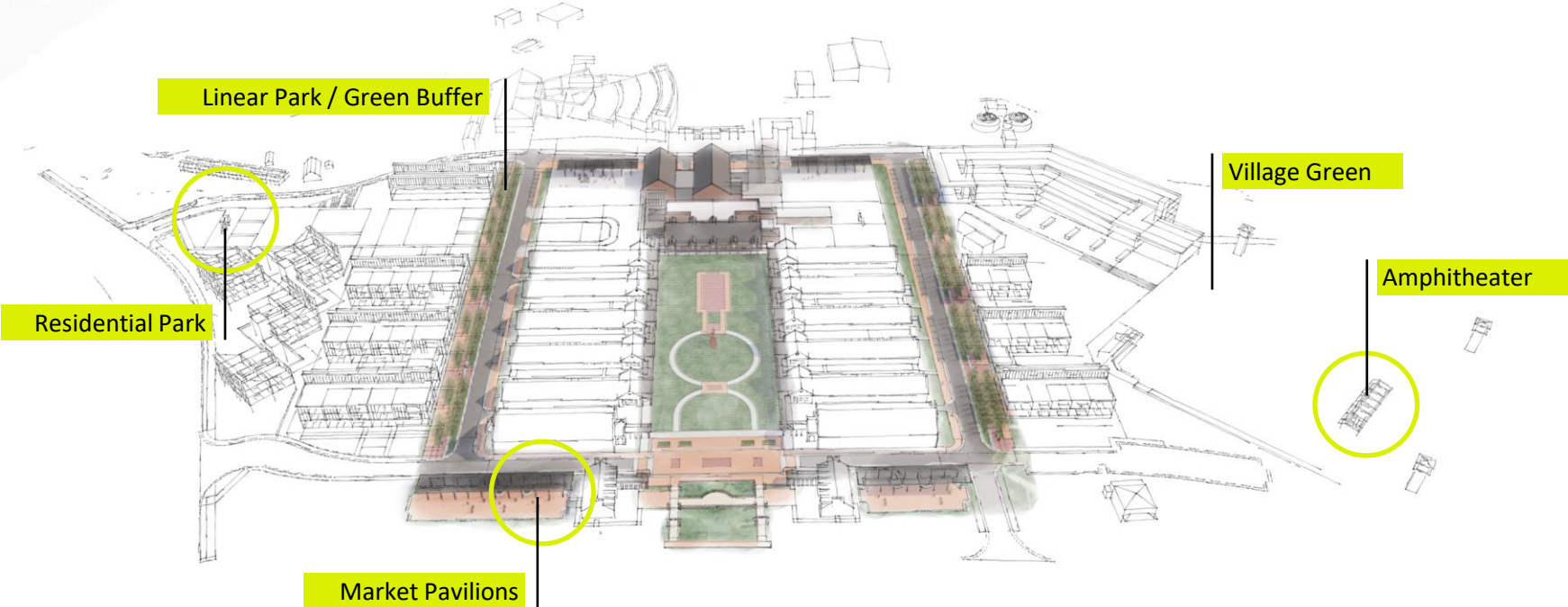


# OPTION 2 – VILLAGE CENTER

- Higher Density
- Prioritizes Mixed Use
- Even Distribution
- Challenges some Historic Structures
- Maintains suggested uses for historic buildings

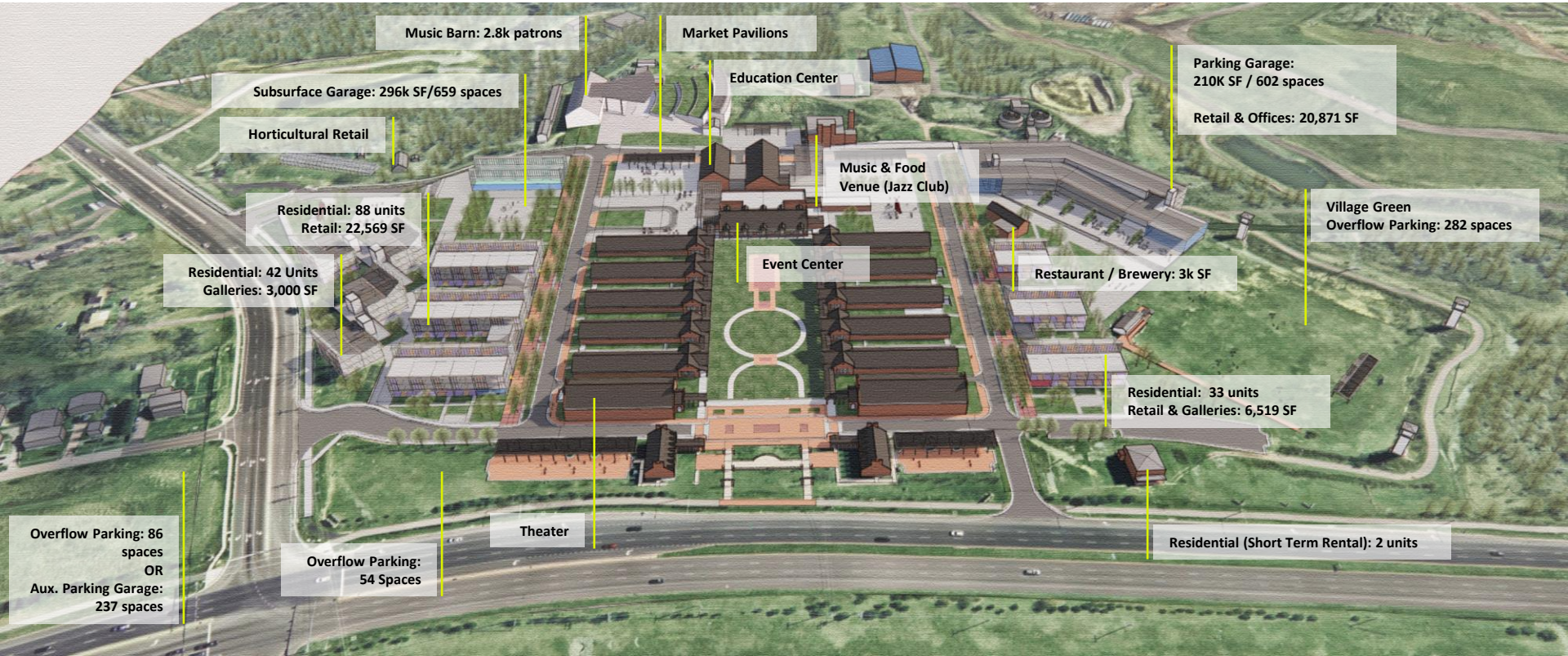


# OPTION 2 – VILLAGE CENTER



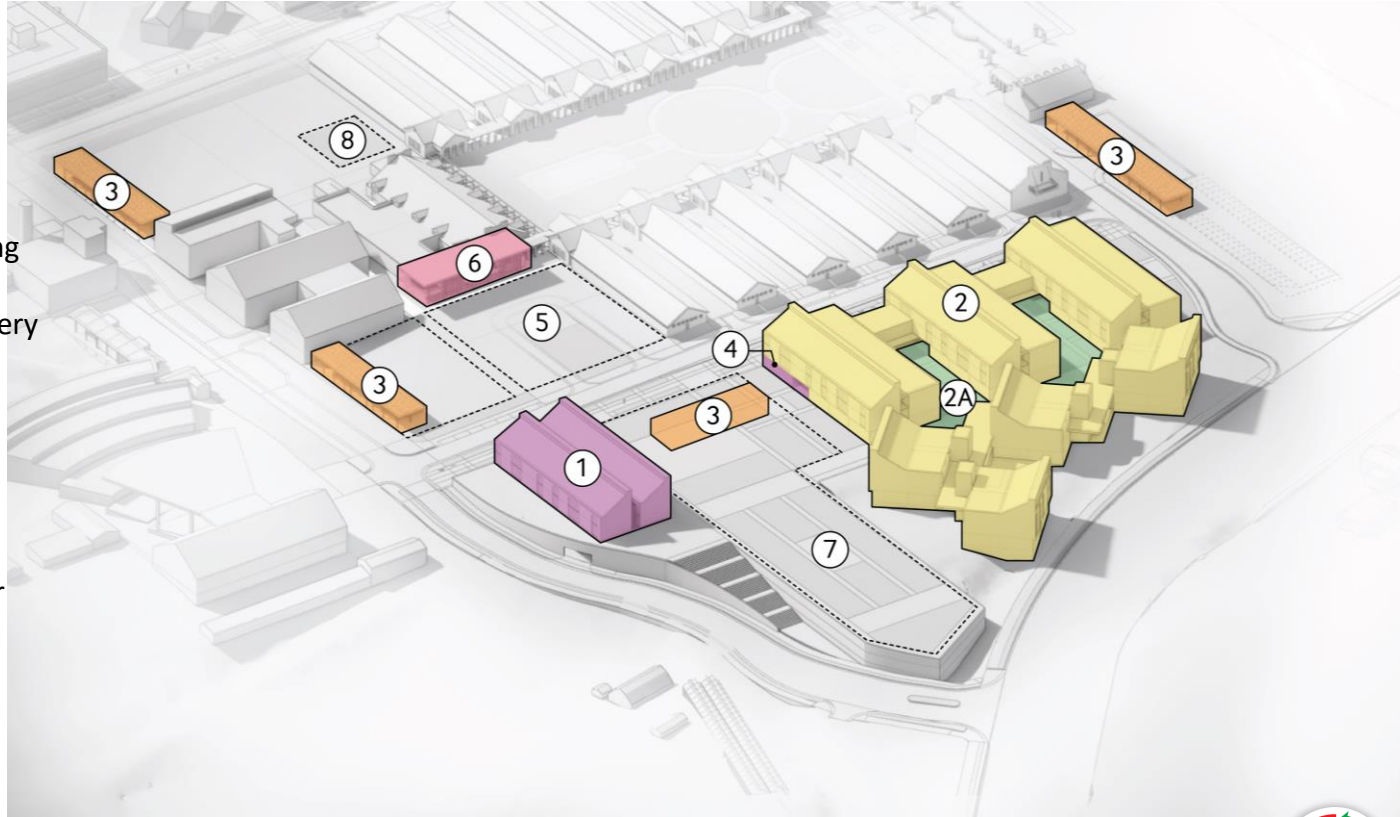


# OPTION 2 – VILLAGE CENTER



# OPTION 2 – VILLAGE CENTER

- 1) Commercial
  - a. Co-working space
  - b. Arts Incubator
  - c. Creatives Office
  - d. Multi-purpose
  - e. Fitness Center
- 2) Artist + Market Rate Housing
  - 2A. Residential Courtyards
- 3) Market or Outdoor Art Gallery Pavilion
- 4) Commercial
  - a. Galleries
  - b. Restaurants
  - c. Independent Retail
- 5) Arrival Plaza + Drop off
- 6) Shared Welcome Center for events
- 7) Community Green
- 8) Event Terrace





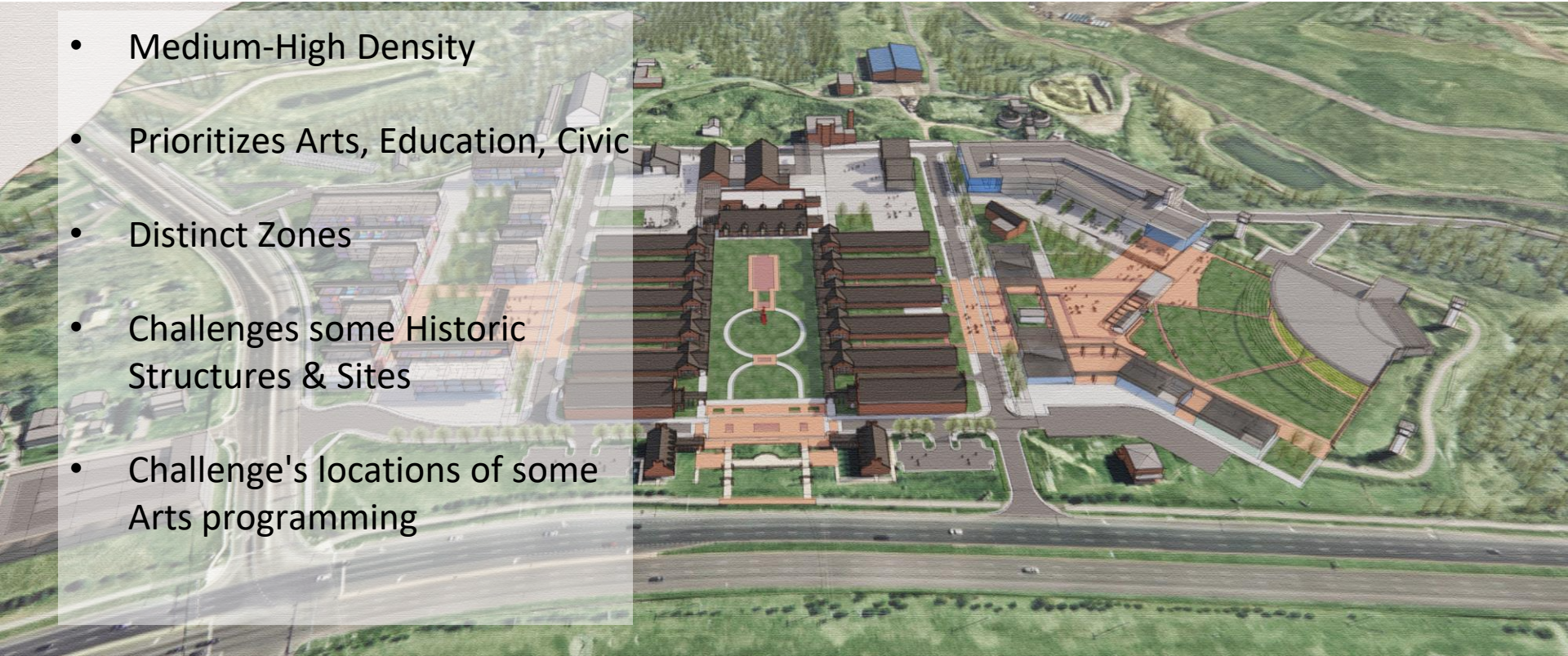
# OPTION 2 – VILLAGE CENTER



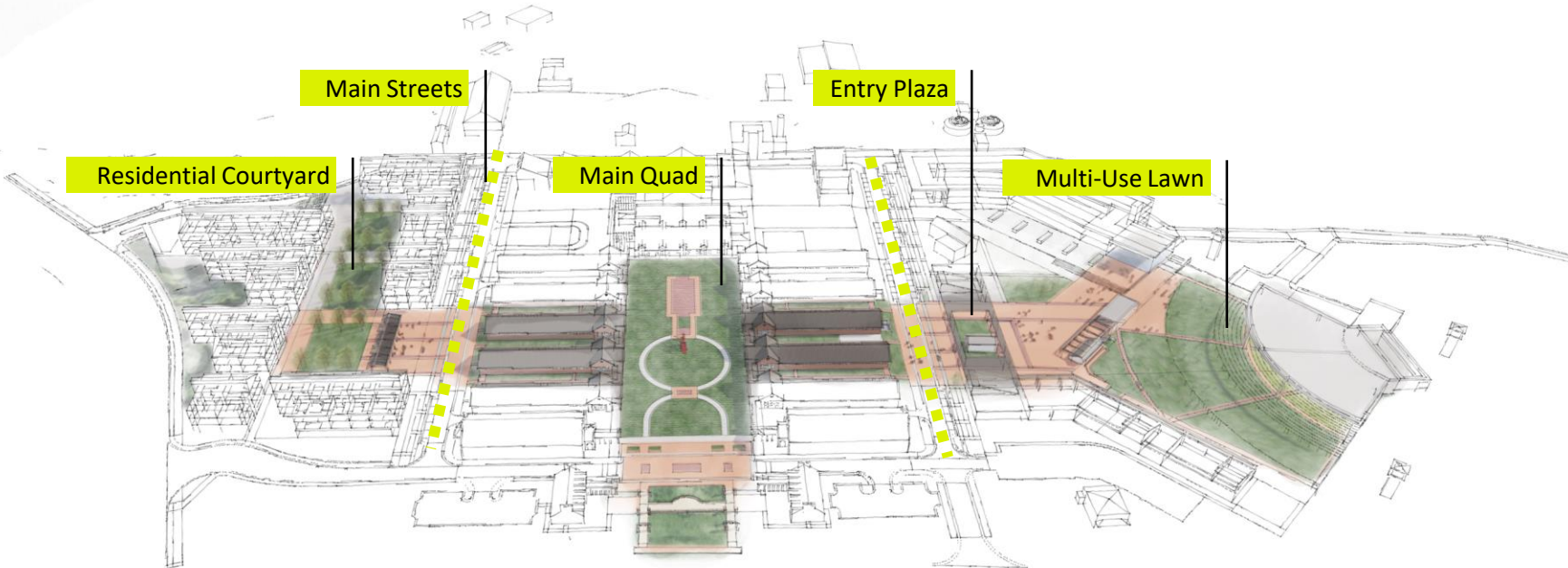


# OPTION 3 – ARTS AND EDUCATION COMPLEX

- Medium-High Density
- Prioritizes Arts, Education, Civic
- Distinct Zones
- Challenges some Historic Structures & Sites
- Challenge's locations of some Arts programming

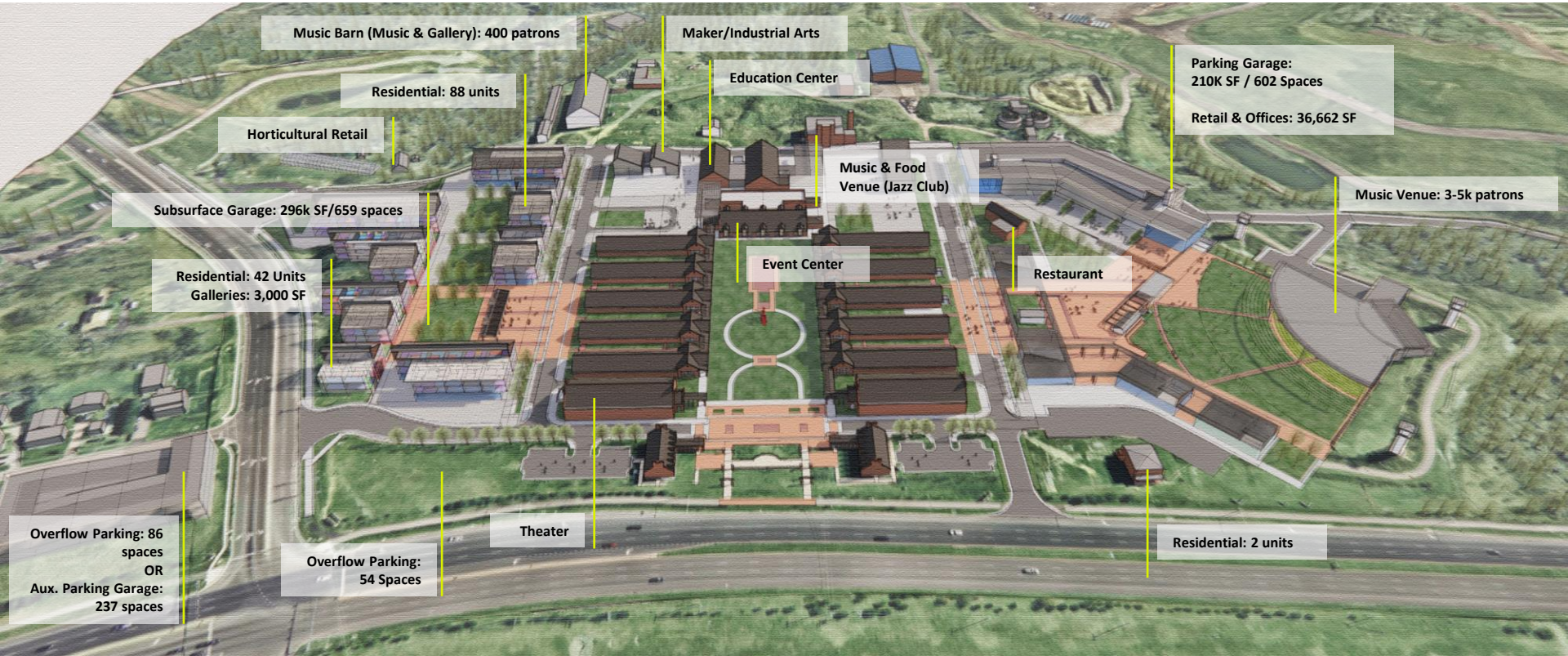


# OPTION 3 – ARTS AND EDUCATION COMPLEX





# OPTION 3 – ARTS AND EDUCATION COMPLEX





# Arts & Ed. Complex: Live/Work Precedents & Inspiration



Fairfax County: Workhouse Arts Campus Masterplan Study

MASS MoCA, North Adams, MA  
Bruner Cott

VMDO





# OPTION 3 – ARTS AND EDUCATION COMPLEX



Residential courtyards become intimate and shaded areas where play spaces and outdoor art galleries have the opportunity to thrive



# OPTION 3 – ARTS AND EDUCATION COMPLEX





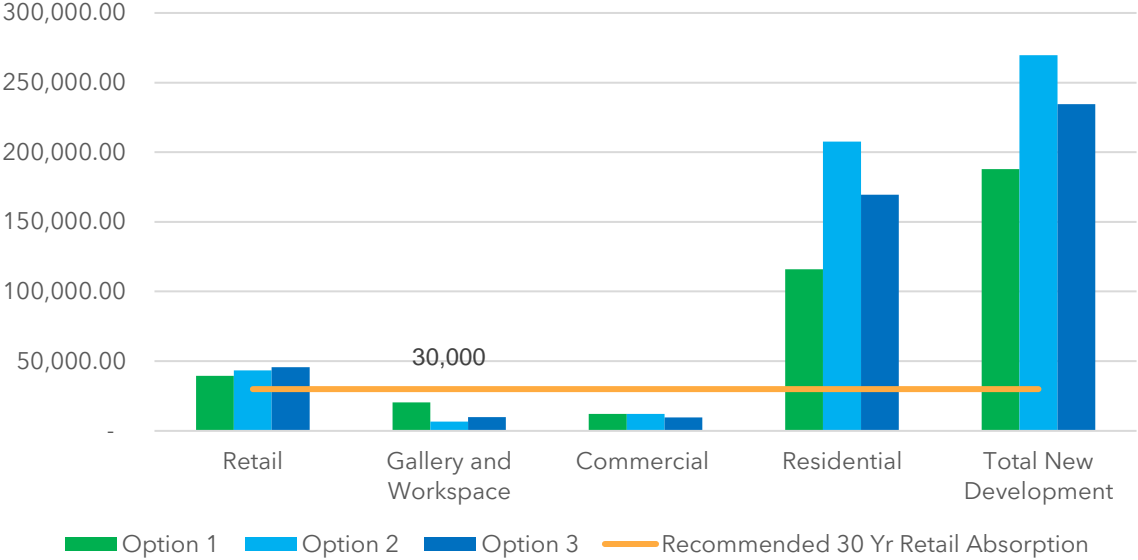
# Comparison Summary





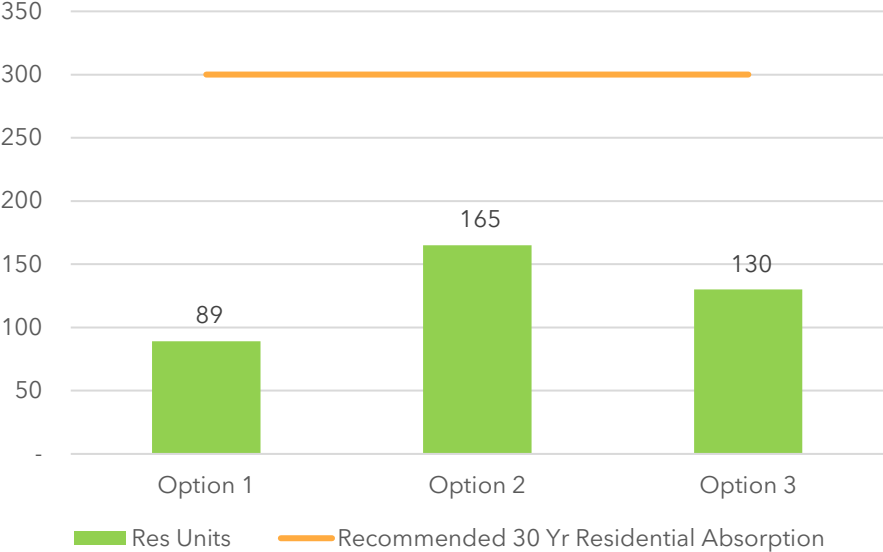
# Comparison: New Development

## New Development Comparison



# Comparison: Housing

## Residential Units Comparison





# Comparison: Transportation

Under year 2045 conditions:

## ACCESS:

- Current configuration is sufficient with peak event day for Options 1 and 2. Proposed access is sufficient with peak event day for Option 3.

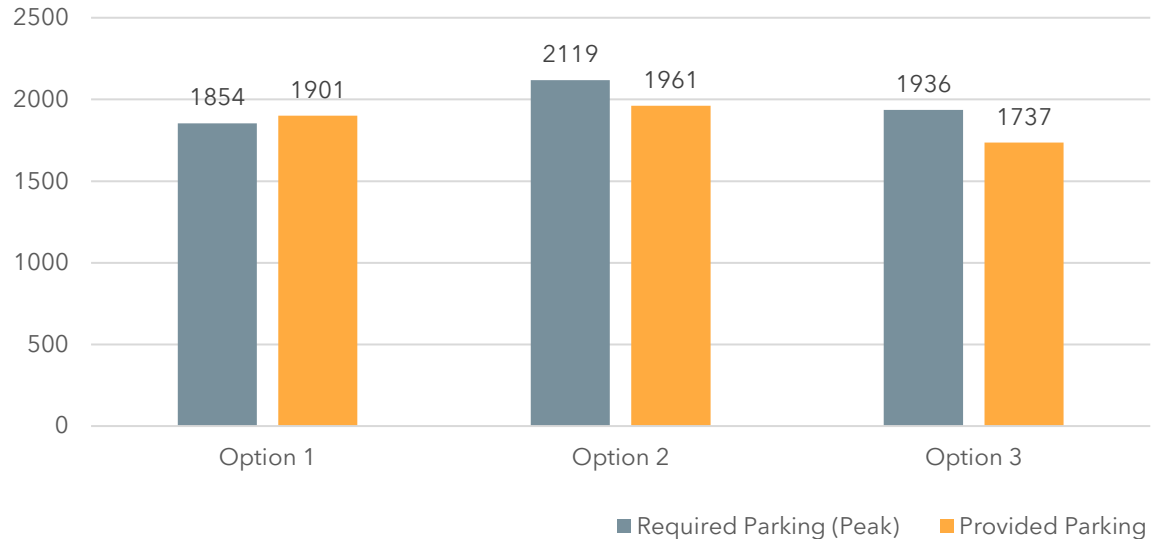
## TRIP GENERATION:

- Ox Rd north and south of the campus is congested under 2045 baseline conditions
  - Anticipate a nominal increase in congestion on Ox Rd for Options 1 and 2.
  - Anticipate Ox Rd fully saturated under peak event day - PM peak conditions for Option 3, especially south of the site as vehicles head to and from I-95.

## PARKING:

- All options require 2 – 2.5x parking compared to existing.

## Parking Comparison



\*Graph created based on October analysis. Refer to transportation and parking slides for individual options for updated numbers.



# After the masterplan...

1. Design Guidelines Development & Review with ARB and VDHR
2. Zoning Amendments (as needed)
3. County planning process to set funding targets for initial projects
4. Implementation over 25-30 years





Take the Project Survey:



Visit the Project Website for updates:

[Workhouse Campus Master Plan | Public Works and Environmental Services \(fairfaxcounty.gov\)](https://www.fairfaxcounty.gov/public-works-and-environmental-services/workhouse-campus-master-plan)

**THANK YOU!**

