

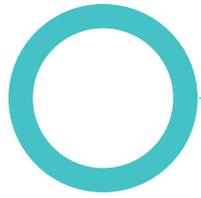


# LORTON VISIONING

Task Force Meeting  
Monday, March 13<sup>th</sup> 2023



RENAISSANCE  
PLANNING



# Project team

**Becca Buthe**  
Project Manager



**Kate Ange**  
Principal in Charge



**Lance Dorn**  
Lead Market Analyst  
(SB Friedman)



**Chase Kea**  
Urban Designer &  
Planner



**Kathy Galvin**  
Senior Advisor  
Design & Planning

## Key Supporting Staff

**Chris Sinclair**, Senior Transportation and Technical Advisor

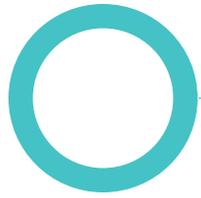
**Joel Lehman**, Planner & Analyst

**Kohl Malo**, Planner

**Allie Sinclair**, Graphic Designer

**Andrew Glazener**, Market Analyst





# Recent work

## • Relevant examples

- Lowcountry Charleston, SC and Jacksonville, FL Equitable Transit Oriented Development (TOD)
- South Frederick, MD Corridors Visioning and Charrette Consultant
- Warrenton, VA Comprehensive Plan
- North Woodbridge, VA Small Area Plan
- Brunswick, MD Comprehensive Plan

## • Similarities

- Geographic and functional contexts
- Decision making challenges
- Technical areas of concern



Enabling both vertical and horizontal mixing of land uses that bring high concentrations of people and jobs into station areas

Creating a multi-modal gridded street pattern with walkable block sizes of 200' to 500'

Designing building frontages oriented to the street with minimal setbacks and strong adjacent public spaces that encourage walkability and on-street activity



Managing parking to reduce land consumption with structured parking and on-street parking closest to stations and locating surface parking on the periphery

Creating a diverse supply of higher density housing options with affordable housing targets in each station area

Locating the highest density buildings closest to the station with a tapering off of building heights and intensities on the periphery

Establishing a hierarchy of street types that enable low speed, high walk and bike access nearest the station

Establishing parks, open space and stormwater management systems planned at the station area scale

Building bicycle and pedestrian infrastructure

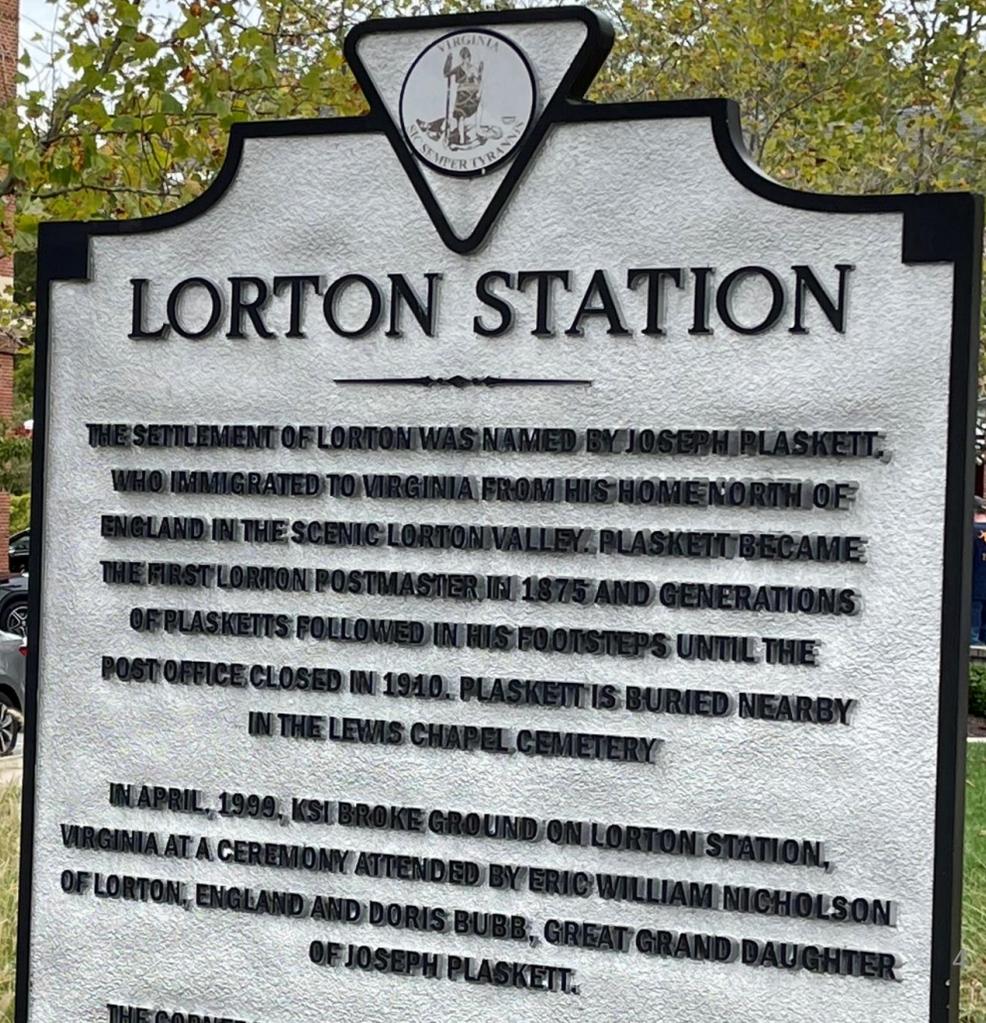


# Project Understanding

Lorton's transformation from throughway to destination

Building on previous work and outreach efforts

Implementable vision plan supporting update of Comprehensive Plan



# ○ Lorton vision plan document

- Bring together visuals and strategies in one comprehensive clearly written document
- Translatable into influential County land use policy

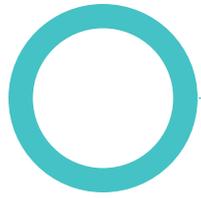


# ○ Scope of work & timeline

- Confirm vision based on work to date
- Conduct additional stakeholder and public outreach
  - Commercial property owners and local developers
  - Residents and task force
- Develop draft policy language and visualizations

Month	Feb	Mar	Apr	May	June	July	Aug	Sep
<b>Task 1:</b> Kick Off & Document Review	<b>Kick off</b>							
<b>Task 2:</b> Community and Stakeholder Engagement		<b>TF.M</b>		<b>TF.M</b>		<b>TF.M</b>		<b>TF.M</b>
<b>Task 3:</b> Develop and Present Lorton Vision Plan								





# Understanding change readiness in Lorton

Transformative  
land use policy

**POLICY  
ENVIRONMENT**



Redevelopment potential  
Financial incentives  
Real estate values

**MARKET  
ENVIRONMENT**



**PHYSICAL  
ENVIRONMENT**



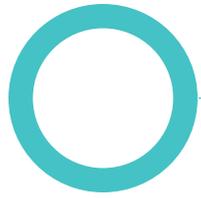
Community gathering places  
Travel sheds and connectivity  
Environmental assets

**SOCIAL  
ENVIRONMENT**



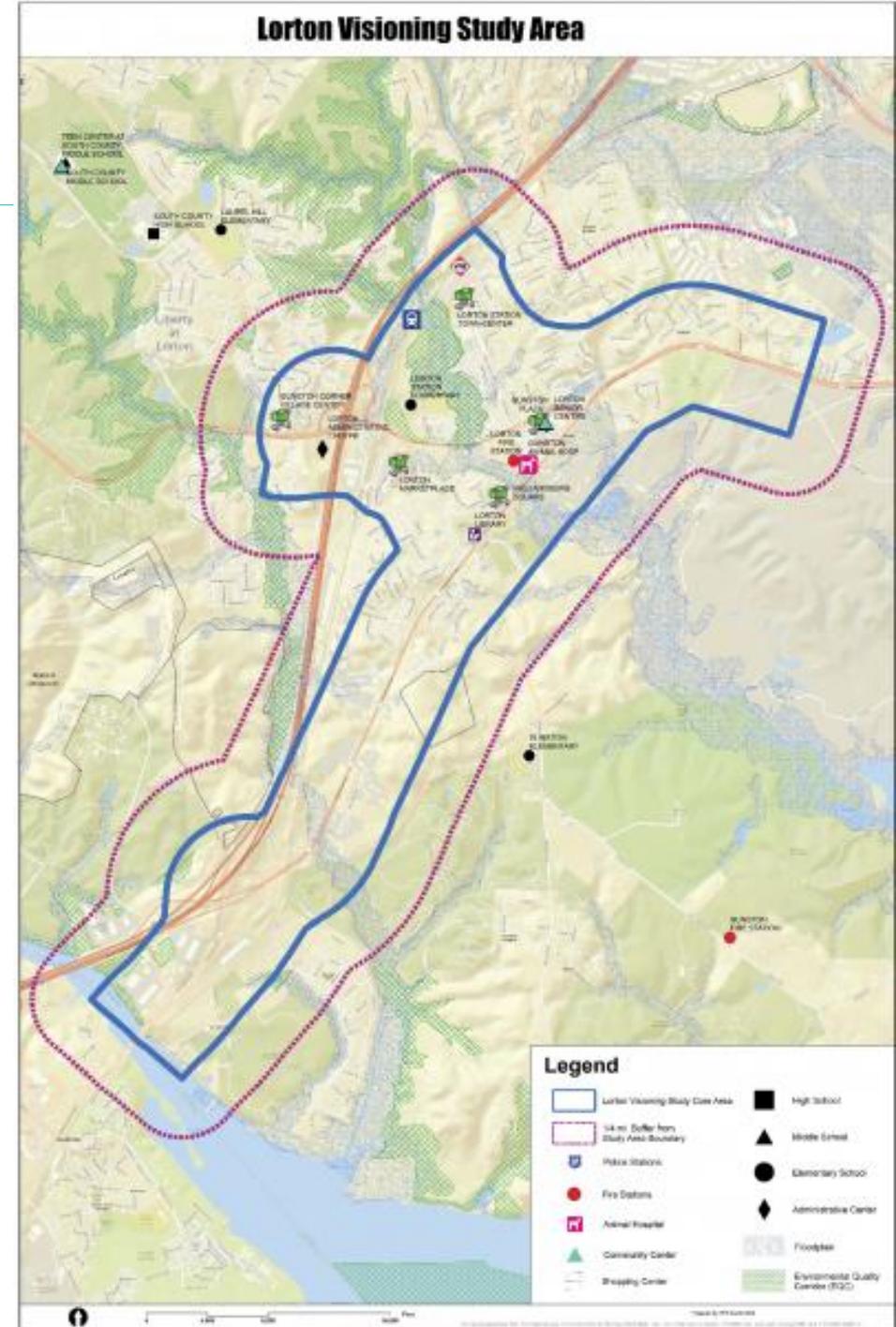
Community events and  
branding  
Civic or educational uses

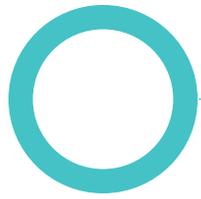




# What's been done so far

- Established guiding principles
- Identified important areawide assets
- Identified a focus area to explore greater land use mix
- Offered opportunities for community engagement
- Commissioned a market study

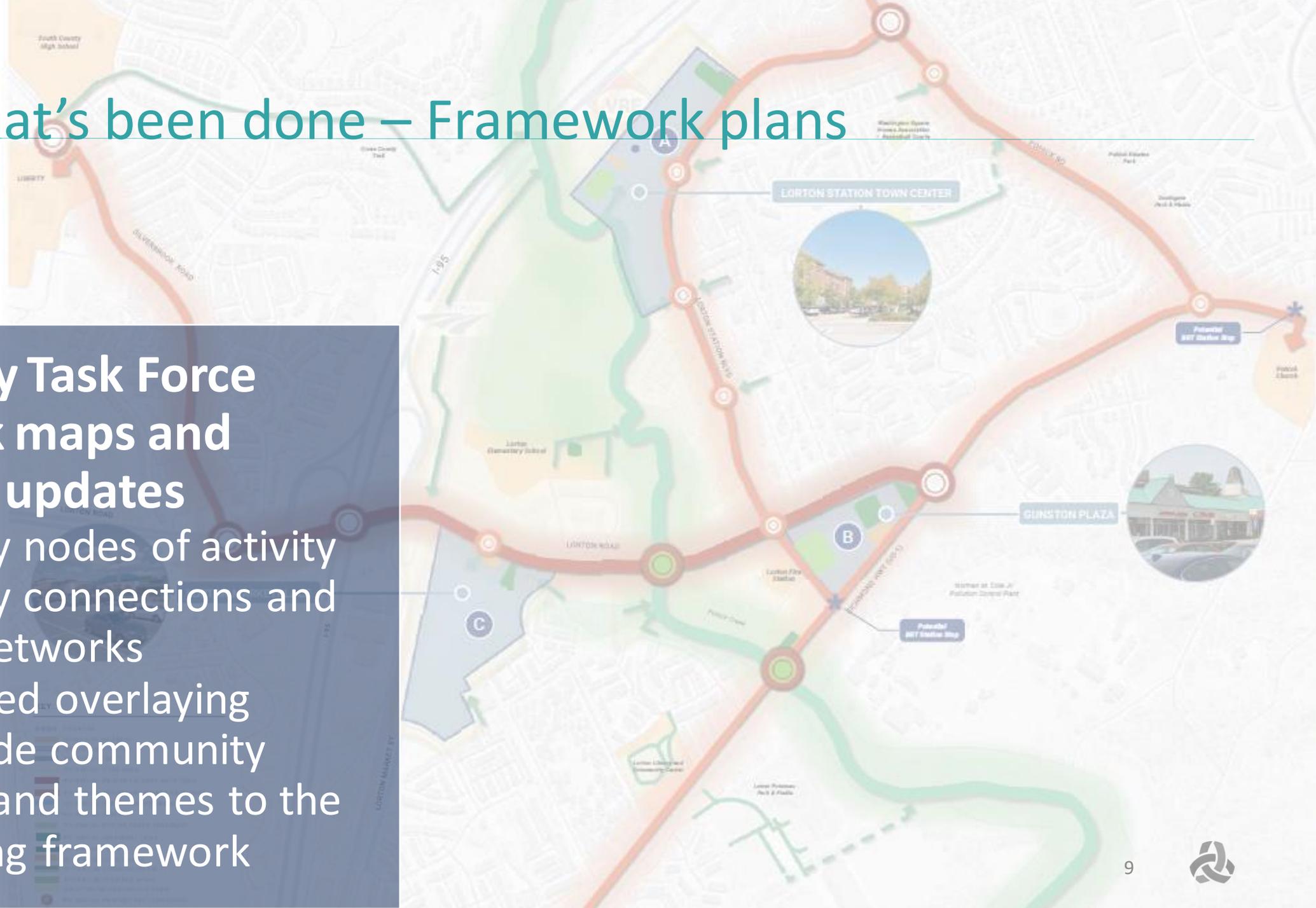


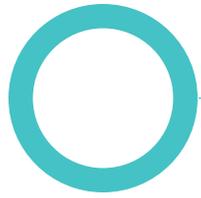


# What's been done – Framework plans

## Preliminary Task Force framework maps and consultant updates

- Primary nodes of activity
- Primary connections and trails networks
- Proposed overlaying areawide community assets and themes to the visioning framework





# Potential policy changes?

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## Land use/development intensity

- Moving from suburban centers to mixed use and higher density town centers
- Residential intensification near emerging town centers
- Potential repositioning of some lower value industrial
- Creating more non-residential opportunities locally

## Multimodal transportation infrastructure

- Desire for improved multimodal connectivity (bike/ped/transit)
- Designate some 'to' streets vs. 'through' streets
- Take better advantage of VRE and Amtrak assets

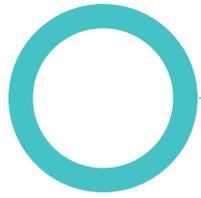
## Parks recreational areas, environmental areas

- Better connect significant new parks and open space through trail networks
- Preserve high value ecological assets

## Other supporting infrastructure amenities and public facilities

- Better defined 'centers' of activity where people regularly gather
- Placemaking centered on arts and stronger pedestrian realm





## We want to hear from you

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- Given the work to date, are the policy intentions from the previous slide headed in the right direction?
- What aspirations for the future of Lorton are missing?
- For this next phase of work – what is some key guidance you would like to give our team to ensure the vision is translated into transformative policy?

