



PLANNING & DEVELOPMENT



Lorton Visioning Plan Amendment Study

Task Force Meeting April 24, 2023

AGENDA

Monday, April 24, 2023

1. Welcome and Announcements

Task Force Co-Chairs
Nick Firth
Walter Clark

2. Community Vision Statement

a. Staff Presentation: Task Force and Community Visioning

b. Task Force Discussion of Community Vision Statement

Planning & Development Staff
Steve Waller
Lia Niebauer
Graham Owen
Salem Bush

3. Next Steps

a. Task Force Meeting - Monday, May 8th at 6:30 PM

- Meeting with the Consultants and Staff at Lorton Community Center

b. Staff to Draft Comprehensive Plan Amendment

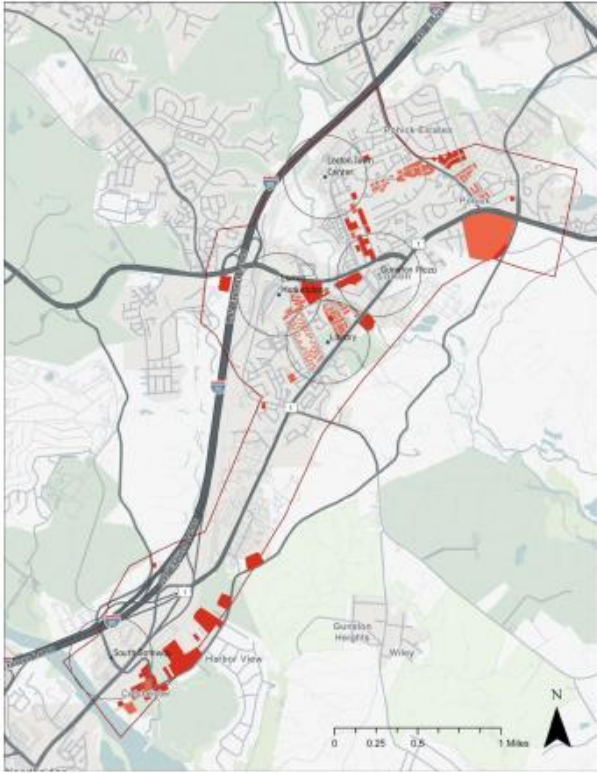
**LP2 LORTON-SOUTH ROUTE 1
SUBURBAN CENTER
COMMUNITY VISION STATEMENT**

- **Summer 2019** - The community was initiated with an online community survey to gauge community lifestyle choices, goals, and priorities for future development. - Results of this survey were instrumental in the formation of the Task Force's guiding principles.
- **October 26, 2019** - At a Community Open House Attendees were asked to help identify important community assets of significance within the Lorton area and contributed ideas on future opportunities for improvement.
- **November 2019 through February 2020** - The Task Force conducting a series of meetings that led to in adoption of the Lorton Visioning Guiding Principles on February 24, 2020.

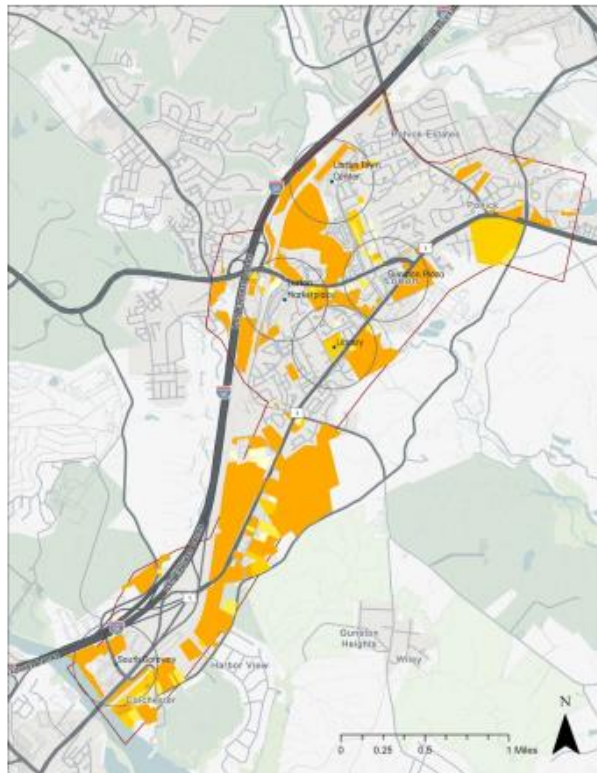
- **October 2020 through January 2021** - Task Force reconvened and the Board of Supervisors authorized the Lorton Visioning Study Plan Amendment on January 26, 2021.
- **April 2021 through September 2021** - The Task Force held virtual meetings with staff from various County agencies on land use and planning in Lorton Visioning Study Area.
- **October 2021 through May 2022** - Hired consultants was to perform research and analysis for the visioning study by mapping existing land use and development conditions and hosting two additional opportunities for public engagement.

- **January 27, 2022** - [Community Workshop #1](#): Members of the Lorton community were invited to join a virtual community meeting to learn about the Plan Amendment study and offered an opportunity to share their thoughts and ideas on task force efforts to further define the study's core area of focus.
- **Winter and Spring 2022** - [Community Survey #2](#) - An online community survey was conducted to request feedback on the Study Area and individual commercial sites with future potential for redevelopment in the study area.
- **Spring/Summer 2023** - The Task Force has will adopt the Community Vision Statement then work with staff to guide design consultants in developing planning concepts that will inform the recommendations of the Plan amendment.

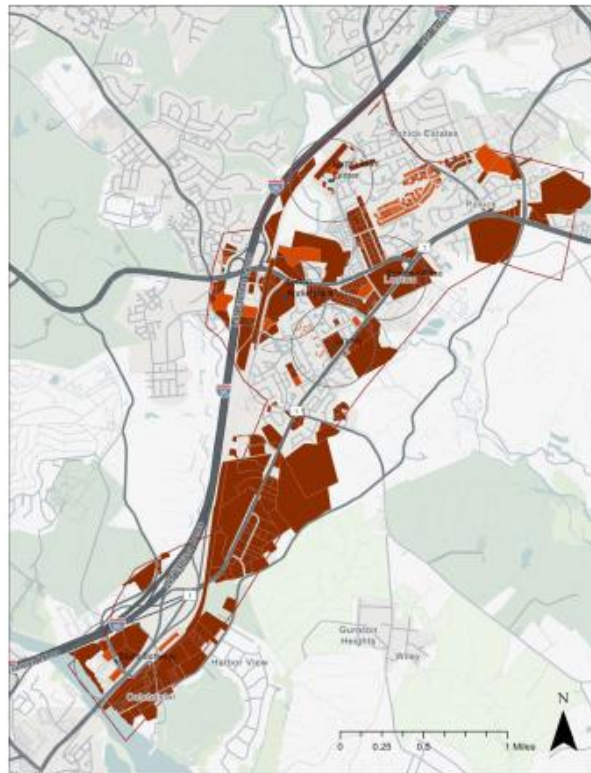
FACTORS THAT INFLUENCE CHANGE



AGE OF STRUCTURE
(1980 OR EARLIER)



LAND VALUE TO
BUILDING VALUE
RATIO
(LAND VALUE GREATER
THAN BUILDING VALUE)



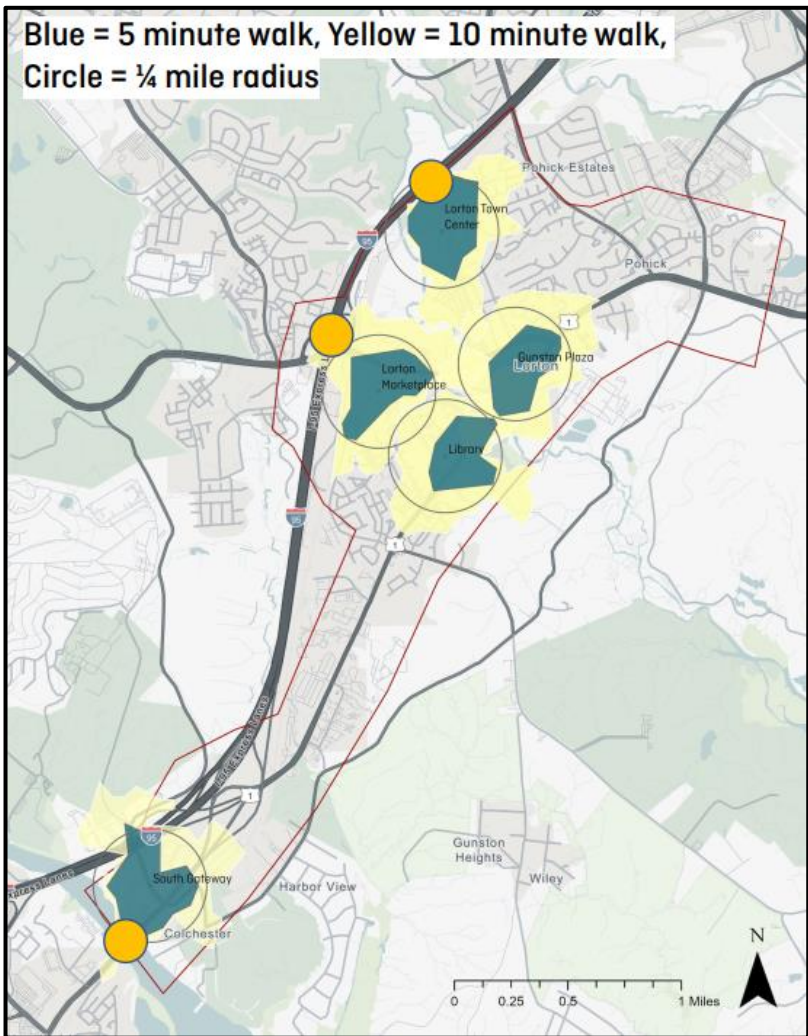
FAR
(LESS THAN 0.30)



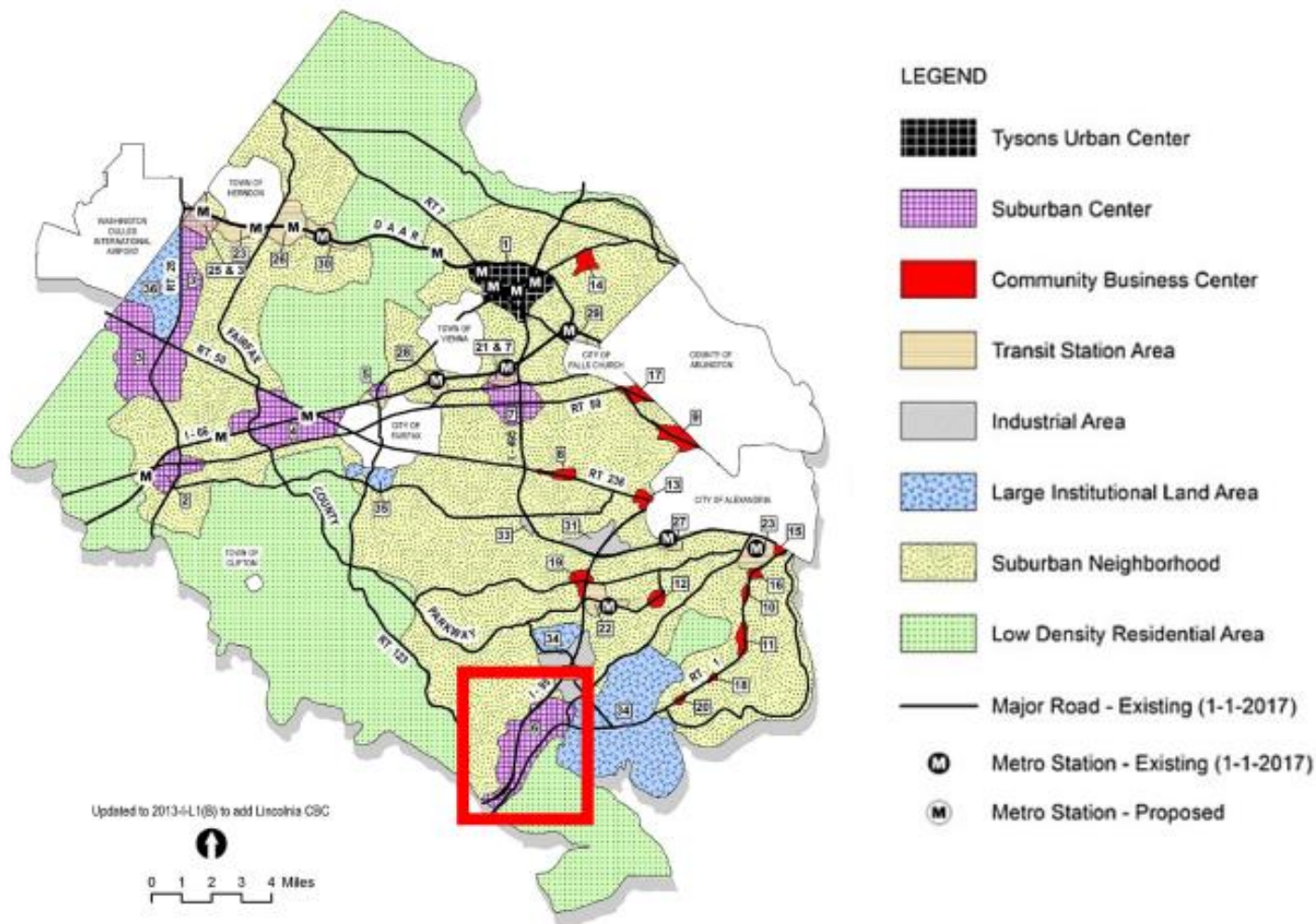
PUBLIC OWNERSHIP

REALIZING THE POTENTIAL TO GUIDE CHANGE

Suburban Center Activity Nodes



Suburban Center Concept for Future Development



LEGEND

-  Tysons Urban Center
-  Suburban Center
-  Community Business Center
-  Transit Station Area
-  Industrial Area
-  Large Institutional Land Area
-  Suburban Neighborhood
-  Low Density Residential Area
-  Major Road - Existing (1-1-2017)
-  Metro Station - Existing (1-1-2017)
-  Metro Station - Proposed

GUIDING VISIONING 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. 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.



Guiding Visioning Principles

Placemaking

Define a community identity that is developed by and supported by residents within the Lorton area.

Housing and Neighborhood Stability

Define a community identity that is developed by and supported by residents within the Lorton area.

Economic Development

Create a vibrant and diverse network of businesses and attractions that build community identity and create interest and services for area residents and visitors.

Health and Recreation

Ensure the health and leisure needs of people living, working, and visiting Lorton are met.

Accessibility and Connectivity

Enhance community connections to natural resources and other destinations throughout Lorton through a variety of safe, efficient, and interconnected transportation modes.

Heritage Resources and Environment

Act as responsible stewards of heritage, cultural, and natural resources.

Equity and Access

Foster an environment of collective support and empowerment for people of all backgrounds and ages.

COMMUNITY VISION AND PLANNING PRINCIPLES

“Shaping the Lorton Community’s Vision”

- A vision for shaping an updated Plan for the Lorton-South Route 1 Suburban Center.
- Guidance for future growth and development.
- Framework for applying innovative, based planning approaches.
- Core community values, principles, and priorities related to land use and planning.
- Goals for promoting livability, accessibility, sustainability, and environmental stewardship.



Lorton Visioning Study Website:

<https://www.fairfaxcounty.gov/planning-development/plan-amendments/lorton-visioning>



TASK FORCE FEEDBACK AND DISCUSSION OF THE VISIONING STATEMENT