



PLANNING & DEVELOPMENT



Lorton Visioning Plan Amendment Study

Task Force Meeting

March 13, 2023

AGENDA

Monday, March 13, 2023

1. Welcome and Opening Remarks

2. Comprehensive Plan Visioning

- a. Adopted Plan for the Lorton-South Route 1 Suburban Center
- b. Updating the Comp Plan's Vision for Lorton
- c. Sample Visioning Statements in the Adopted Plan

3. Consulting Team - Renaissance Planning

- a. Team Introduction
- b. Task force feedback - Guided questions by Renaissance
- c. Consulting Schedule

4. Plan Amendment Schedule (Task Force and Staff)

Planning & Development Staff

Steve Waller
Lia Niebauer
Graham Owen
Salem Bush

Renaissance Planning & SB Friedman

Becca Buthe
Kate Ange
Lance Dorn
Andrew Glazener

Lorton Visioning - Informative Components

TASK FORCE DISCUSSIONS

- Background information about the study area
- Identification of important community assets (areas and specific sites of interest)
- Comments regarding County land use policy, objectives, goals, and strategic initiatives

BOARD OF SUPERVISORS AUTHORIZATION

- Identifies components of the Comprehensive Plan to be studied
- Defines the study area

TASK FORCE RESOLUTIONS

- Adopted Task Force Charter
- Adopted Guiding Visioning Principles

ADOPTED COMPREHENSIVE PLAN

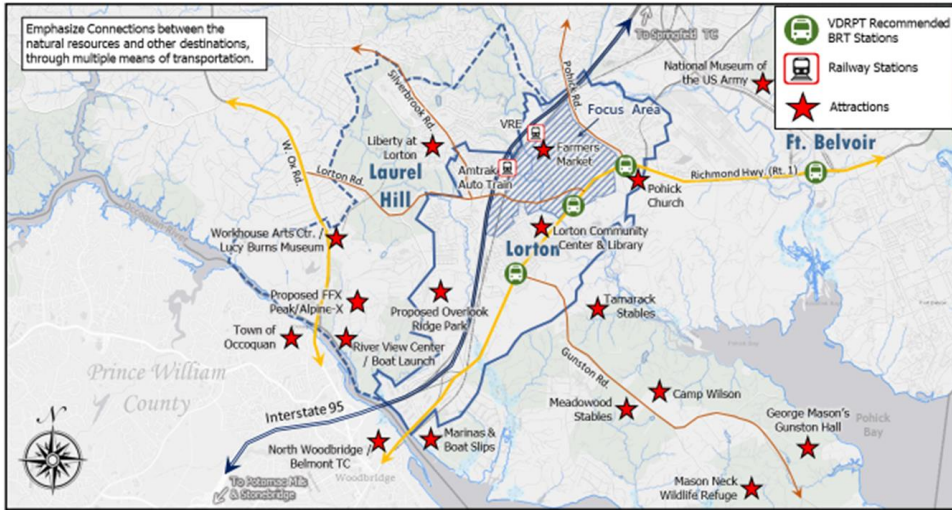
- Countywide Policies
- Recent land use and area plan updates

COMMUNITY ENGAGEMENT

- 2019 Community Open House
- 2022 Community Workshop
- Two Community Surveys

Components of the Current Lorton-South Route 1 Plan

Connections to Area and Regional Attractions



CHARACTER

- “Existing Conditions”

CONCEPT FOR FUTURE DEVELOPMENT

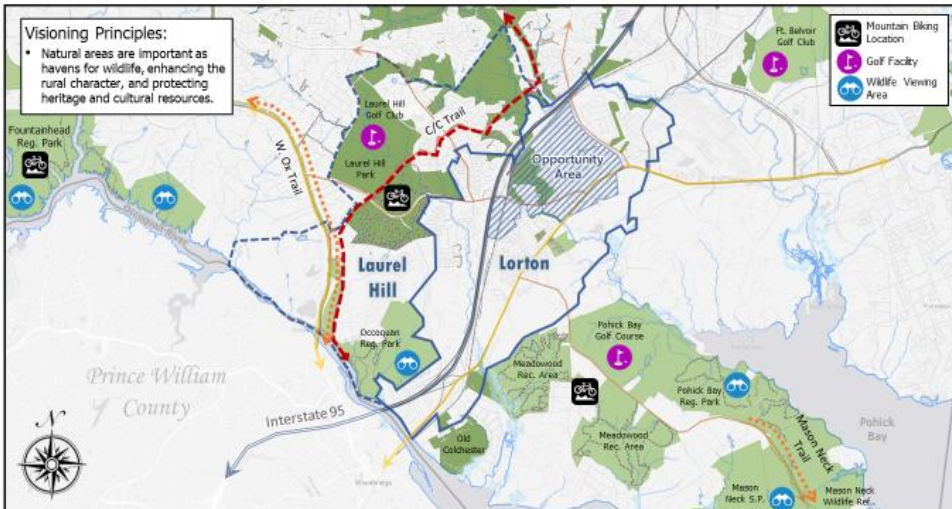
- “Vision”

MAJOR OBJECTIVES

- Land Use
- Natural and Heritage Resources
- Environmental Quality
- Transportation

RECOMMENDED LAND USE PLAN

Lorton Visioning – Connections to Natural Resources and Recreation



Board Authorization for Lorton Visioning

Create an updated vision for the Lorton area.

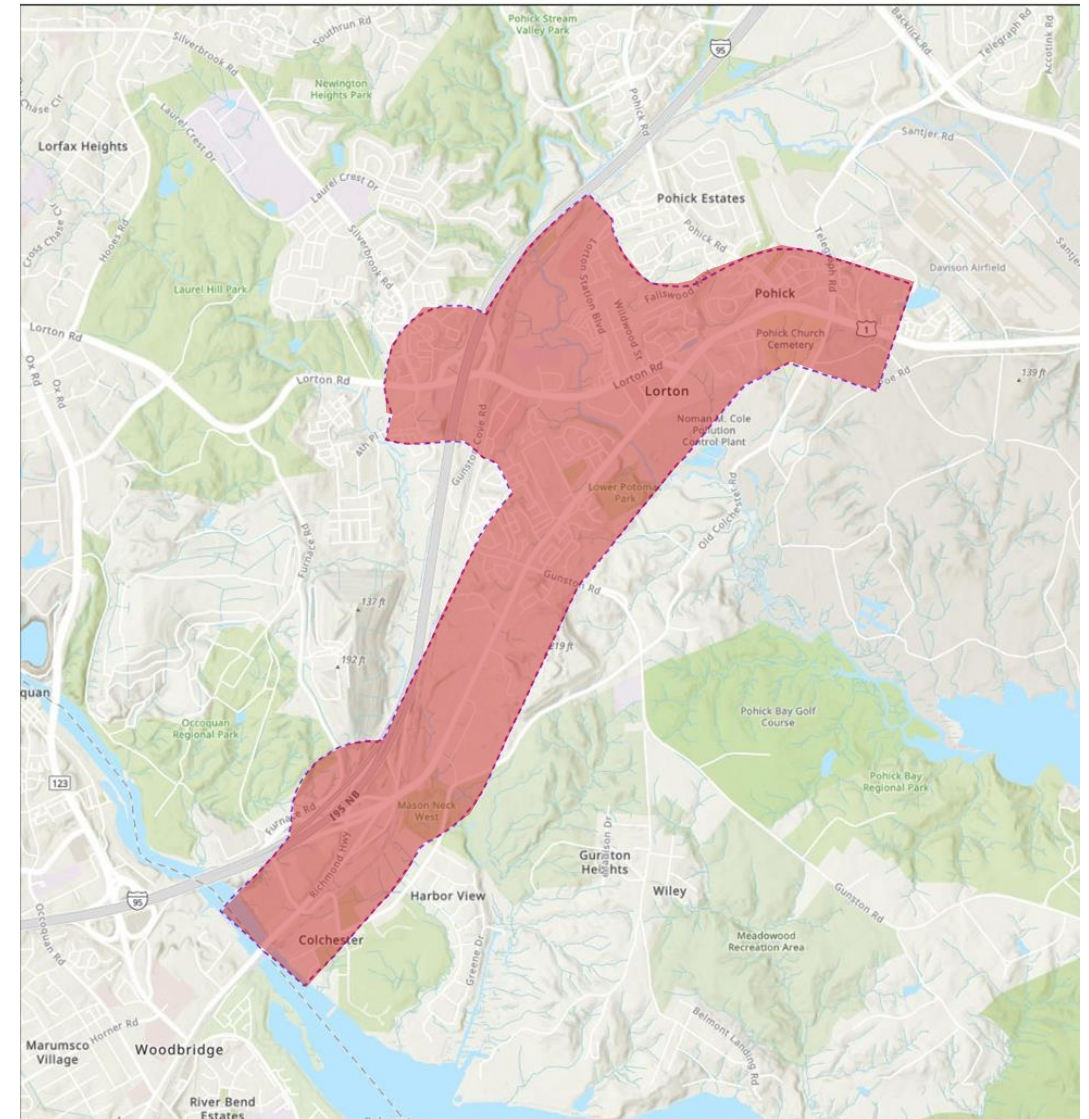
Identify and evaluate potential changes to the Comprehensive Plan:

- Land uses
- Intensities
- Multi-modal transportation infrastructure
- Parks, recreational areas, environmental corridors
- Other supporting infrastructure, amenities, and public facilities

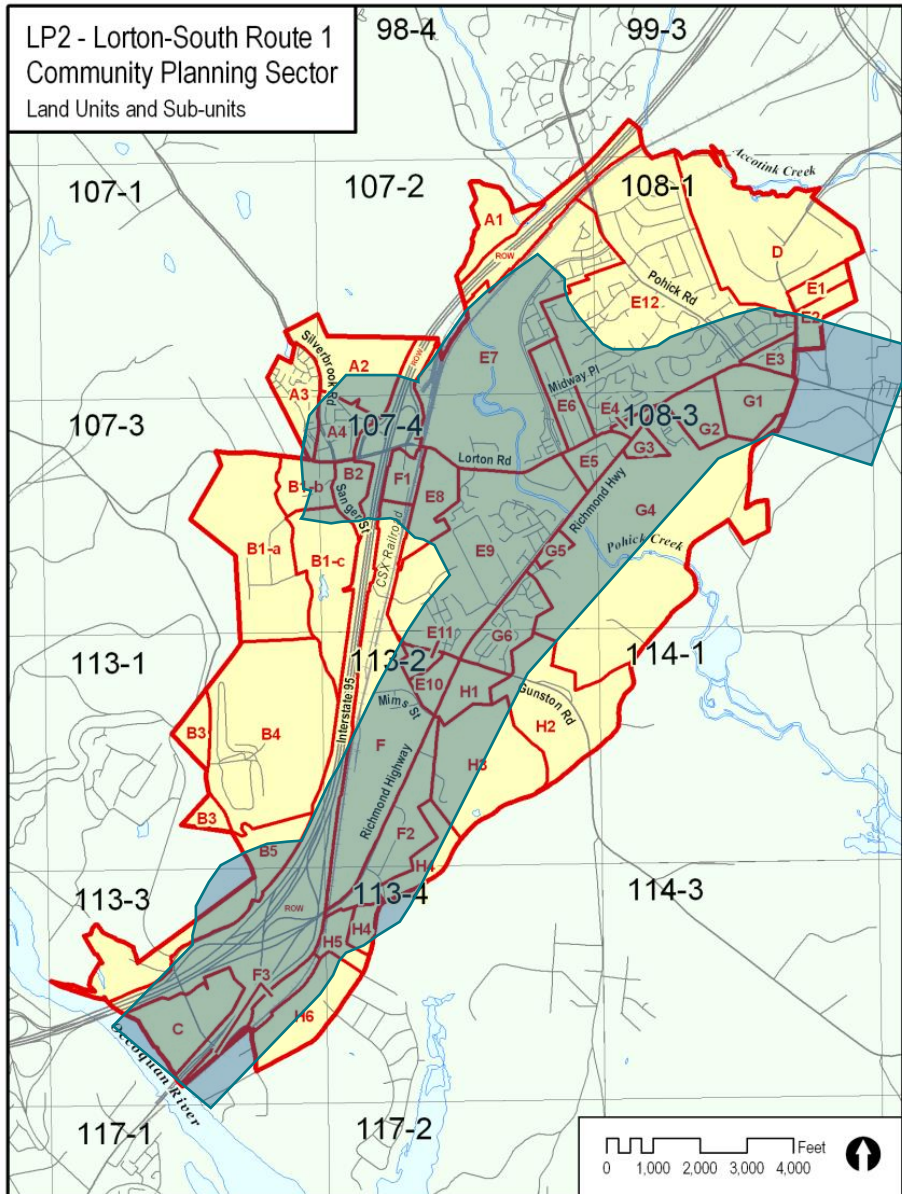
Area of focus for the study:

- The Lorton Road area east of Silverbrook Road including the Lorton Town Center, and the Route 1 corridor from Fort Belvoir to the Occoquan River.

Lorton Visioning - Study Area



Board Authorization for Lorton Visioning



Study goals and objectives:

- Strengthen a distinct community identity and improved sense of place for Lorton
- Consider the context for future potential land use changes
- Consider new or improved placemaking and connectivity opportunities
- Consider the context of the many unique historic, cultural, natural, recreational and transportation assets
- Consider ways to embrace and link to these distinct places.

Task Force 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.

Considerations for Updating the Lorton-South Route 1 Plan

- Legacy of the Built and Natural Environment
- Prevailing land use and development patterns
- Special features that make Lorton a unique
- Significant changes since latest Plan updates
- Emerging development trends
- Land uses that can contribute to the vision
- Public facilities and community needs
- Ways to inspire future development



Sample of Guiding Principles Reflected in a Plan Vision

*Area II, McLean Planning District, McLean Community Business Center
Amended through 10-19-2021, Page 21*

“VISION AND GUIDING PLANNING PRINCIPLES

“The community’s vision for the McLean CBC is to...:

- *Sustain and enhance its legacy function as a community-serving business area*
- *Encourage quality mixed-use redevelopment*
- *Support vibrancy, walkability, public infrastructure, open space and public parks, and other improvements*

“The vision contemplates vibrant places, and a diversity of land uses with inviting street level facades...”

QUESTIONS?