

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

Workhouse Arts Masterplan Study - ARB & VDHR Briefing

May 11th - 12th, 2023



Agenda

1. **Introductions**
2. **Project Process & Scope**
3. **Historical Context**
4. **Program & Vision Summary**
5. **Final Masterplan**
6. **Key Questions**
7. **Discussion**

Purpose

- **Share Master-Planning Development**
- **Seek guidance on certain key decisions as they relate to approach to historical structures.**
- **Seek guidance on approach to landscape and circulation.**
- **Input on design guidelines.**
- **Overall feedback on overall master plan.**



Stakeholder Committee

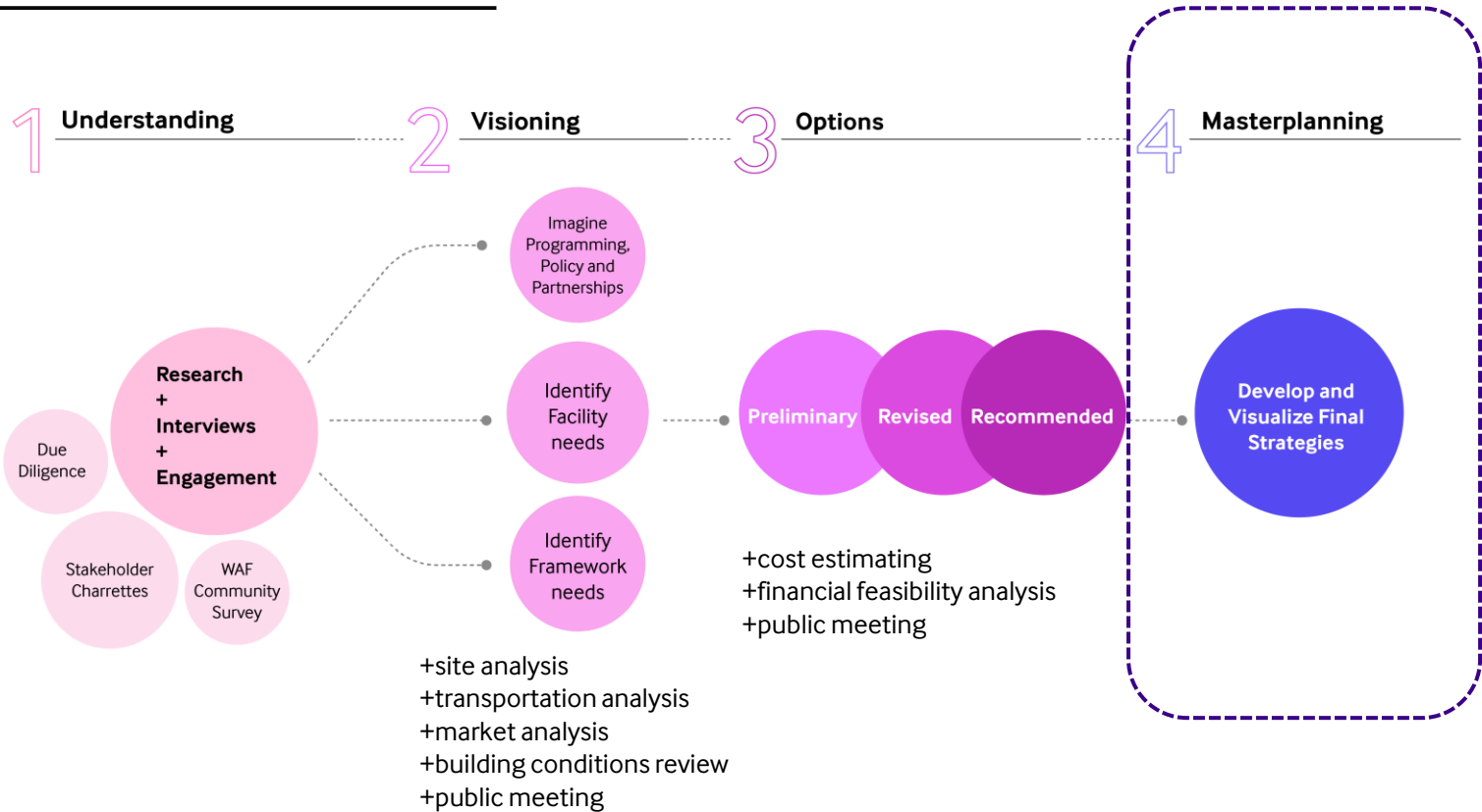
- **Leon Scioscia**, *President and CEO, Workhouse Arts Foundation*
- **Tim Rizer**, *BoD, Workhouse Arts Foundation*
- **Kevin Greenlief**, *BoD, Workhouse Arts Foundation*
- **Caroline Blanco**, *Chair BoD, Workhouse Arts Foundation*
- **Regina Coyle**, *Planner V, Department of Housing and Community Development*
- **Aimee Vosper**, *Deputy Director, Park Authority*
- **Denice Dressel**, *Heritage Resource, Department of Planning and Development*
- **Michael Lynskey**, *Planning and Development, Department of Planning and Development*
- **Joe LaHait**, *Debt Coordinator, Department of Management and Budget*
- **Scott Sizer**, *P3/Joint Ventures Policy Coordinator, Office of Economic Initiatives*
- **Rachel Flynn**, *Deputy County Executive, Office of the County Executive*
- **Christine Morin**, *Chief of Staff, Mount Vernon District BoS*
- **Nicholas Rinehart**, *Land Use and Development Liaison, Mount Vernon District BoS*
- **Thomas W. Burke**, *FCDOT's Transportation Planning Group*
- **John King**, *FCDOT's Transportation Planning Group*
- **Joseph Plumpe**, *Architectural Review Board*
- **Samantha Huang**, *Architectural Review Board*
- **Jarrett Haring**, *Catalytic Projects Associate, Department of Economic Initiatives*



2. PROJECT PROCESS & SCOPE



PROJECT PROCESS



PROJECT PROCESS



Left, middle: 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



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

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

VMDO



Next Steps

1. Meet with ARB and VDHR for guidance
2. Review final phasing and financial plan with County leadership
3. Submit Final Masterplan Report for Review

After the masterplan:

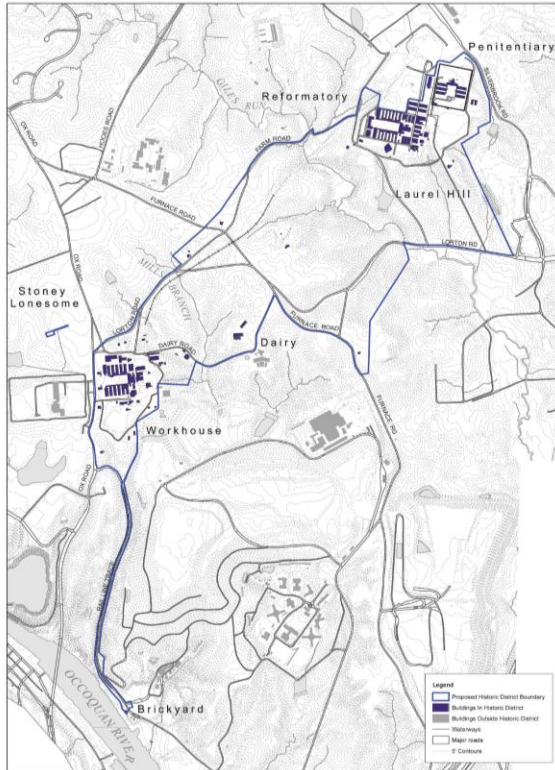
1. Design Guidelines Development
2. Review with ARB and VDHR
3. Zoning Amendment
4. County planning process to set funding targets for initial projects(s)
5. Implementation over 25-30 years



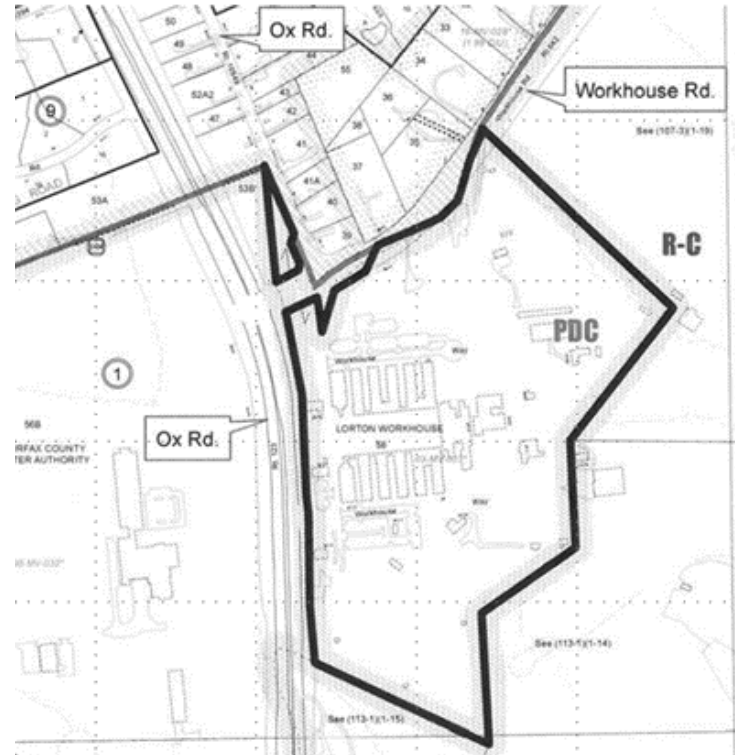
3. HISTORICAL CONTEXT



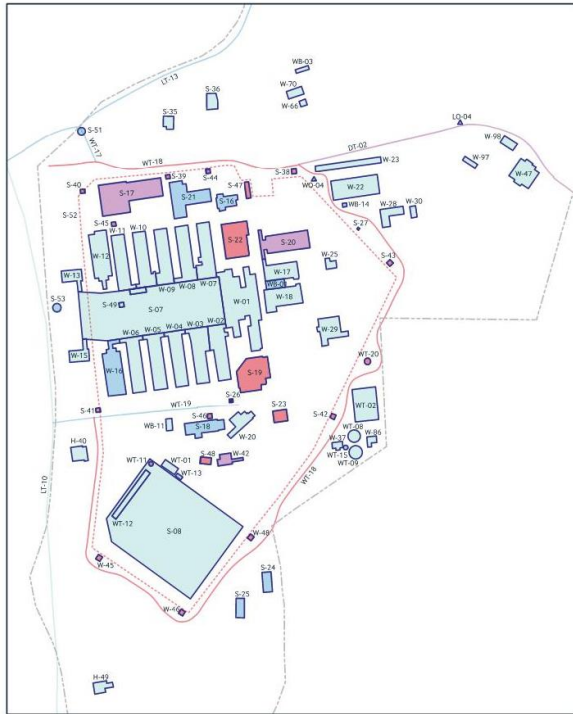
Project Location & Historical Overlay District



D.C. Workhouse and Reformatory Historic District
Fairfax County, Virginia
Historic District Boundary Sketch Map
September 2005



Site Plan Timelapse:



LT-10 Ox Road
 LT-13 Lorton Road
 DT-02 Dairy Road
 LO-04 Brick Culverts & Headwalls

S-07 Central Yard
 S-08 Lorton Ballfield
 S-16 Hospital Building
 S-17 Visiting Hall & Offices
 & Edu. Services
 S-18 Shops Building
 S-19 Admin Separation Units
 S-21 Admin Building
 S-22 New Admin Building
 S-23 Plumbing Shop
 S-24, S-25 Sawmill
 S-26 Frame Shed
 S-27 Metal Shed
 S-35 Residence-Medical Services
 S-36 Residence-Physn Services
 S-38, S-39, S-40, S-41, S-42, S-43,
 S-44, S-45, S-46, S-14 Guard Towers
 S-47 Gate House/Sally Port
 S-48 Picnic Shelter
 S-49 Guard Tower
 S-51 Light Post System
 S-52 Perimeter Fence & Gates
 S-53 Brick Sign Support

H-40 Staff Housing
 H-49 Physician's House

WB-03 Landscape Admin
 WB-05 Potting Shed
 WB-11 Recreation Office
 WB-14 Brick Shed

W-01 Dining Hall & Kitchen
 W-02, W-03, W-04, W-05, W-07, W-08,
 W-09, W-10, W-11, W-16, S-20
 Dormitory Buildings

W-12 Gym
 W-13 Educational Services
 W-15 Asst. Director Office
 W-17, W-18 First Floor Gym
 & Upper Dormitory
 W-20 Locomotive House
 W-22 Livestock Barn
 W-23, W-30 Farm Equipment
 Storage Buildings
 W-25 Security Building
 W-29 Heating Plant
 W-28 Farm Equipment Repair
 W-37 Building H
 W-42 Welding Shop
 W-45, W-46, W-48 Guard Towers
 W-47, W-97, W-98 Slaughterhouse
 Buildings
 W-66 Farm Storage Shed
 W-70 Farm Greenhouse

WT-01 Grandstand
 WT-02 Concrete Pad Tank Cover
 WT-03 Corn Crib
 WT-08, WT-09 Sewage Tank
 WT-10 Steam Tunnels
 WT-11 Backstop
 WT-12 Bleachers
 WT-13 Bullfield Dugout
 WT-15 Old Water Tower
 WT-17 Entrance Drive
 WT-18 Patrol Road
 WT-19 Workhouse Road
 WT-20 Water Tower
 WO-04 Notice Board

Area Status Associations:

- 2000s - Current Day
- 1980s - 1990s
- 1960s - 1970s
- 1940s - 1950s
- 1930s - 1920s

Site Plan Key Legend:

- | | |
|---------------------------|--------------------------------|
| Area Associations: | Area Type Associations: |
| W Workhouse | B Bullfield |
| R Reformatory | T Minor Structure |
| P Penitentiary | O Object |
| H House | S Site |
| L Larger Landscape | |
| D Dairy | |

Site Plan - Current Day:



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Area Status Associations:

- Remaining
- Demolished
- Historic Site Boundary



4. PROGRAM & VISION SUMMARY



MASTERPLAN GOALS

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 in becoming financially self-sufficient and generate revenue for Fairfax County



PRINCIPLES

1. PROMOTE THE ARTS VISION

- Give an **Arts-focused character and function** to the campus.
- **Support** the strategic plan of the WAF to **grow into a nationally recognized arts institution**.
- **Provide arts services to all** Fairfax County residents.

2. CREATE A VIBRANT COMMUNITY DESTINATION

- Create a **live-work space** for the Lorton Community, and for the entire region to engage with the arts.
- Create **human-scale places** that prioritize individual and community health and well-being.
- Embrace “**Smart Growth**” principles and processes.

3. ENHANCE HISTORIC CHARACTER

- **Preserve historical, ecological, and cultural assets** and resources with sensitivity.

4. SUPPORT ACCESS AND CONNECTION

- Support **site accessibility, community connectivity**, and a regional draw.

5. CONTRIBUTE TO FINANCIAL SUSTAINABILITY

- Enhance **economic value of property**.
- Provide a clear implementation path.
- **Support diversification of revenue** for FC & WAF.
- **Prioritize local economy and residents**.

6. PROVIDE AN EQUITY-FORWARD PROCESS AND DESIGN

- **Advance equity wherever possible**, throughout the process and as a foundation of the design itself.

7. PROTECT NATURAL RESOURCES

- **Protect, enhance, and restore valuable natural resources on site**, and consider impacts to interconnected eco-systems and watersheds.

8. BE ACHIEVABLE & ALIGNED

- Provide a **realistic and prioritized roadmap to implementation**.
- **Align with County policies** and planning.



VISION

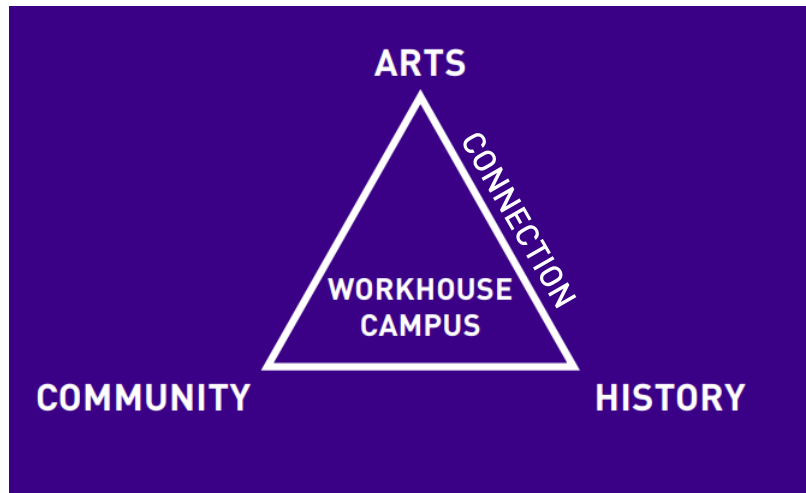
We will achieve our vision for connecting community to the arts...

History: We will continue to uniquely interpret the site's history through art. *The campus must be a platform and infrastructure for art and storytelling.*

Community: We will create something for everyone. *The campus must accommodate a rich variety of uses that allow it to be a part of each resident's life.*

Connection: We will leverage the Workhouse's position as a lynchpin within Lorton and make the campus reach beyond its boundaries. *The campus must reinforce historic and contemporary means of connection.*

Art: We will realize our arts mission while also developing other complimentary uses on site. *The campus must offer unique arts-focused retail, housing, and recreation experiences.*



PROGRAM UNDERSTANDING

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

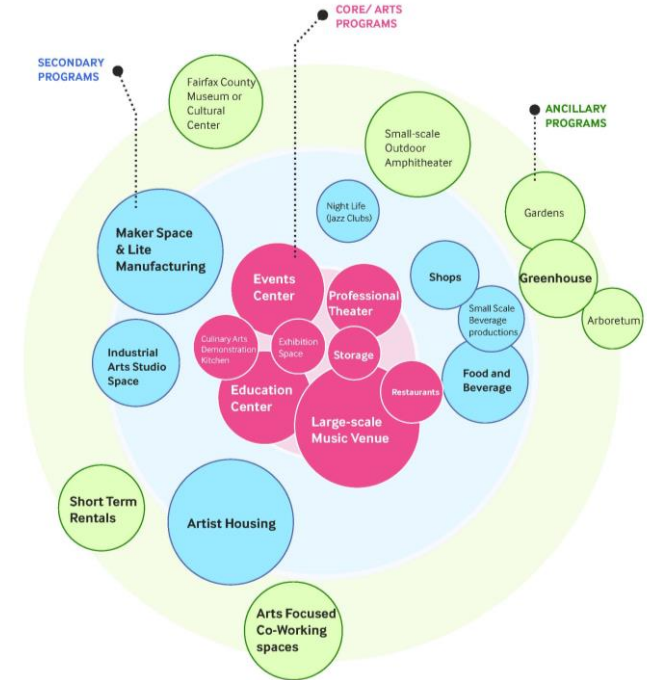
OFFERINGS: 7 days / week

Professional Theatre

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

CAPACITY: 400 patrons

OFFERINGS: Seasonal weekly performances



Precedents & Inspiration: ART PARK



Ludovico Sculpture Trail, Seneca Falls, NY



Storm King Art Center, New Windsor, NY



Twin Silos, Fort Collins, CO



deCordova Sculpture Park and Museum, Lincoln, MA



Shelby Farms Park, Memphis, TN, Marlon Blackwell

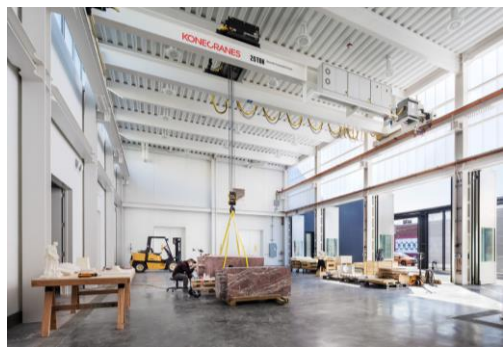
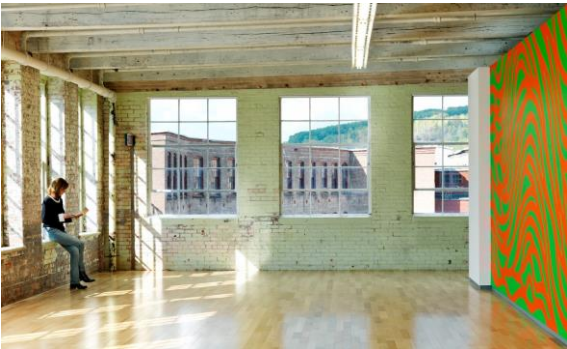


Chichester, UK

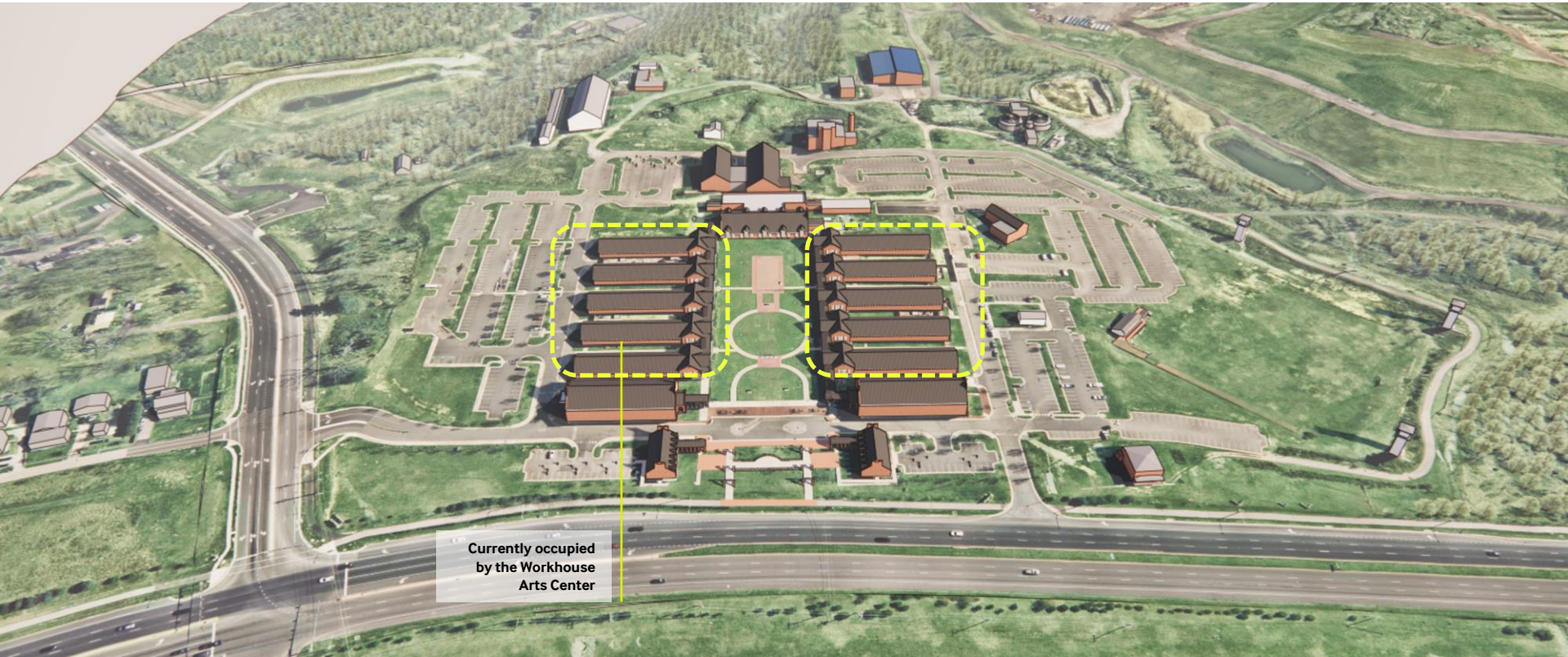
Activities: ART PARK



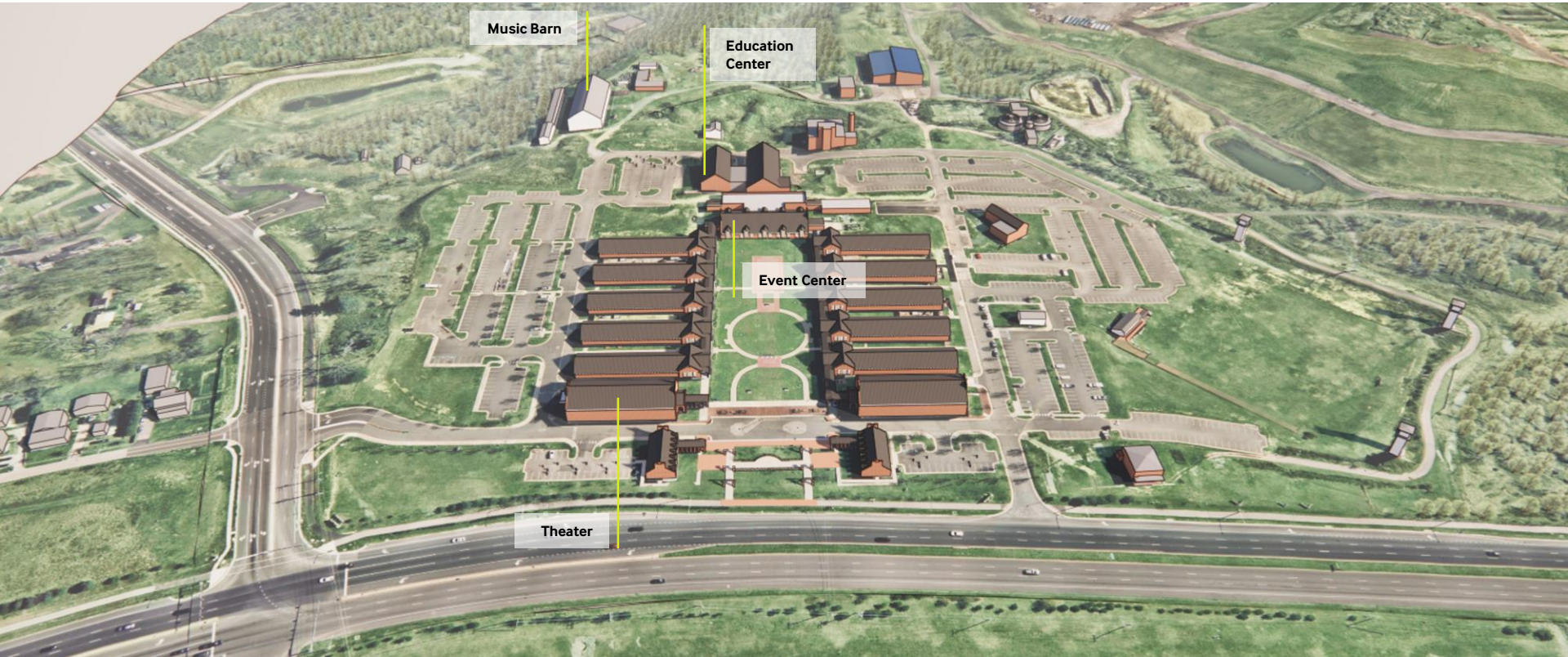
Precedents & Inspiration: ART-MAKING & VIEWING



Existing: Occupied Space



Existing: Planned WAF Development



Existing: Development Zones

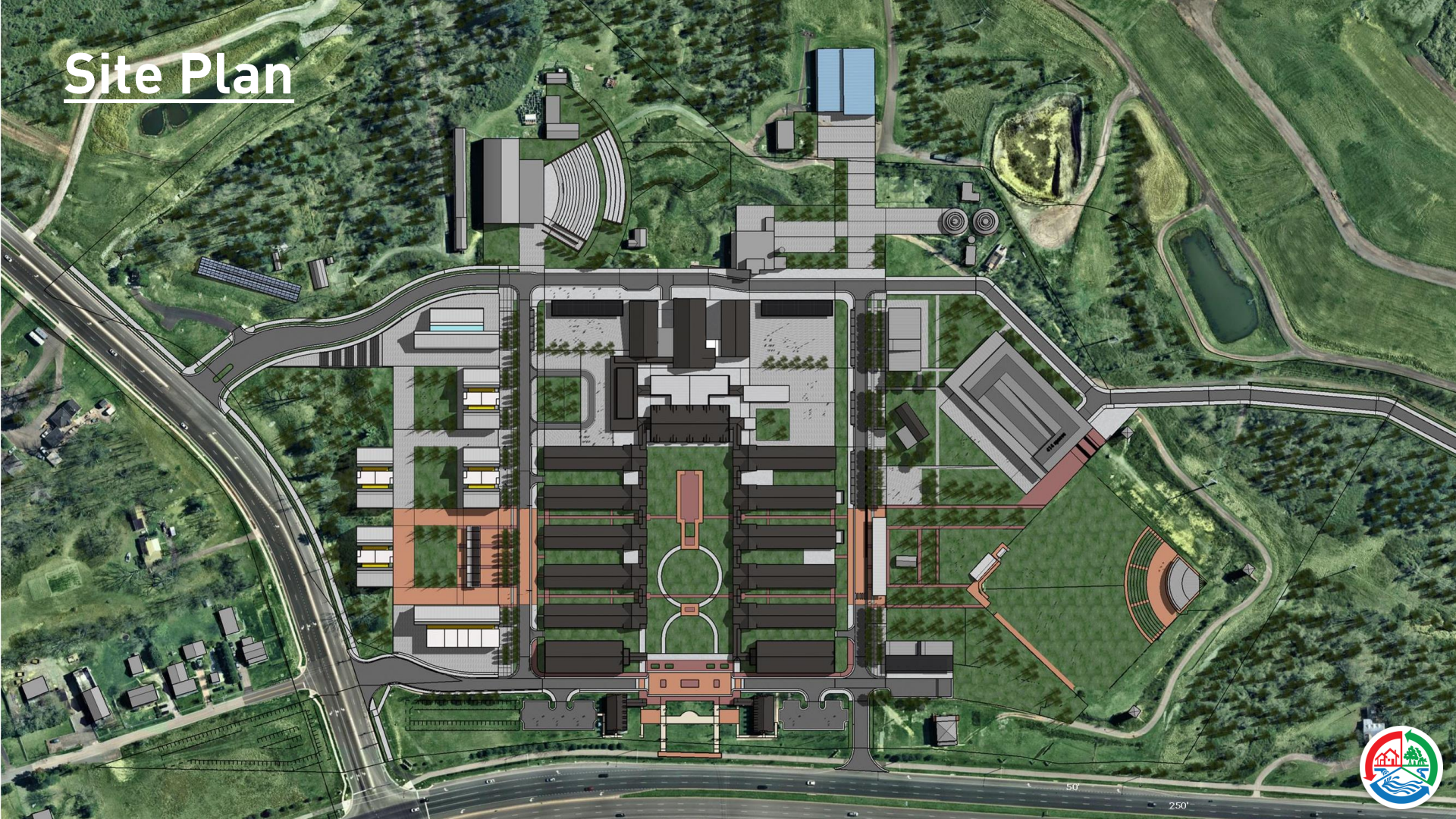


Previously developed sites and flat parking areas provide the best location for new development, avoiding historic and ecological resources. Parking must be left in place or replaced with structured parking.

5. FINAL MASTERPLAN



Site Plan



Zoning Information

Max FAR: 1.5

Proposed FAR: 0.212

Campus

9518 Workhouse Way, Lorton, VA 22079
Sub-Parcel G of Tax Map 106-4 ((1)) 58

Planning Sector

LP1 - Laurel Hill Community Planning Sector
Unit 5B, Adaptive Reuse Area

Zoning District(s)

(PDC) Planned Development Commercial District (RZ 2003-MV-003)

Land Use

Suburban Center
Mixed Use Cultural Arts Complex

Overlay and Interim Zoning Districts:

Lorton Historic Overlay District

Site Design Standards

Min. Lot Area:
Min. Lot Width:
Maximum Building Height:

Required

N/A
N/A
25' - Eating Est. / 45 FT Artist Colony

Provided

52.27 acres
N/A
45' - 50' T.O. Elev. @ Parking Garage

Min. Yard Requirements

Front Yard: 40 FT
Side Yard: N/A
Rear Yard: N/A

Max. FAR:
Min. Open Space:
Angle of Bulk Plane:

1.5
15%=7.99 AC

.233
78.5% Open Space

Front: 45'

Parking Requirements

Total Handicapped Parking Spaces:
Total Handicapped Van Parking Spaces:
Total Parking Spaces:

Current Zoning

32
17
836

Req. Typ./Peak

920 / 2,438

Provided

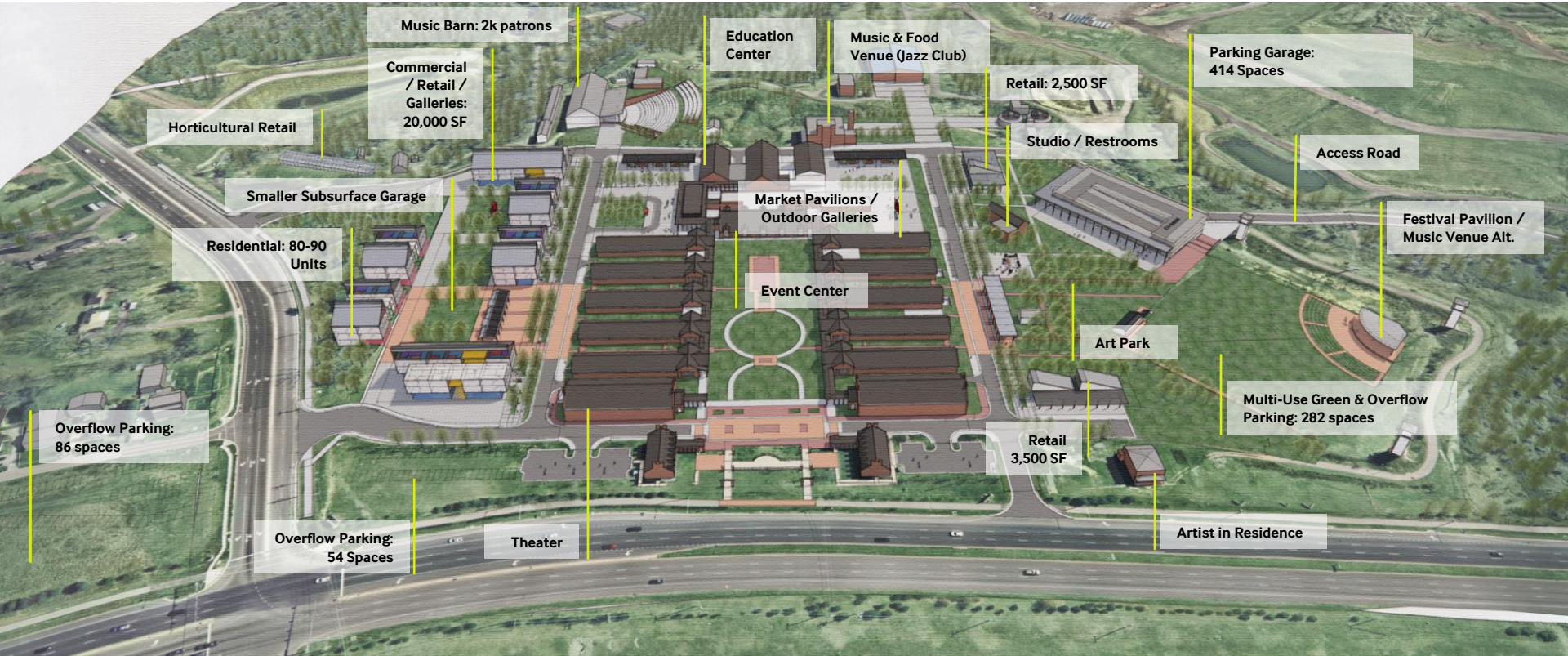
1,737



Masterplan Overview



Masterplan Overview



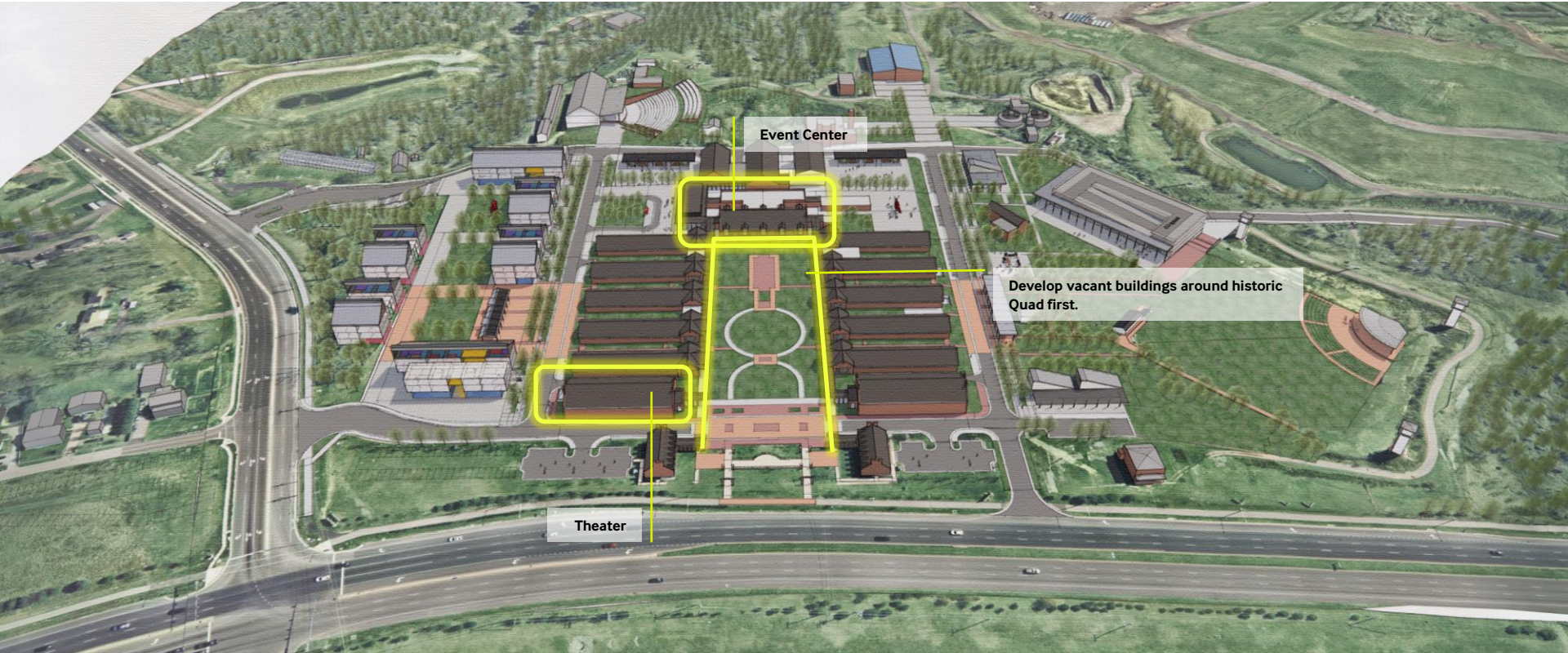
Site Plan

LEGEND

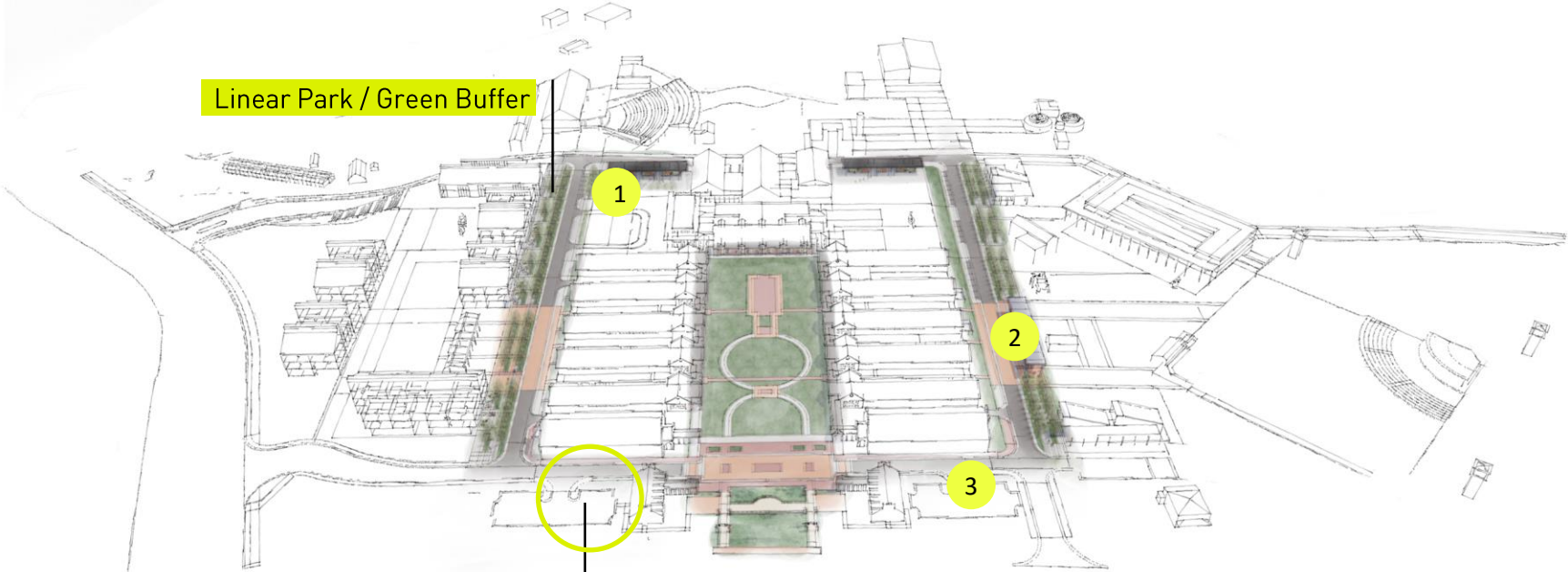
-  Currently Occupied
-  Currently Being Renovated
-  Proposed Historical Rehabilitation
-  Proposed New Construction



Development Priorities: Quad Buildings



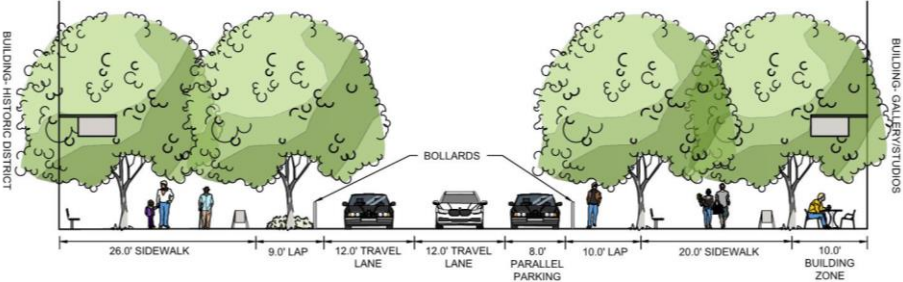
Green Buffer



Market Pavilions



Green Buffer



Klyde Warren Park, Dallas, TX
The Office of James Burnett



Passeig de Sant Joan Boulevard, Barcelona, Spain
Lola Domenech

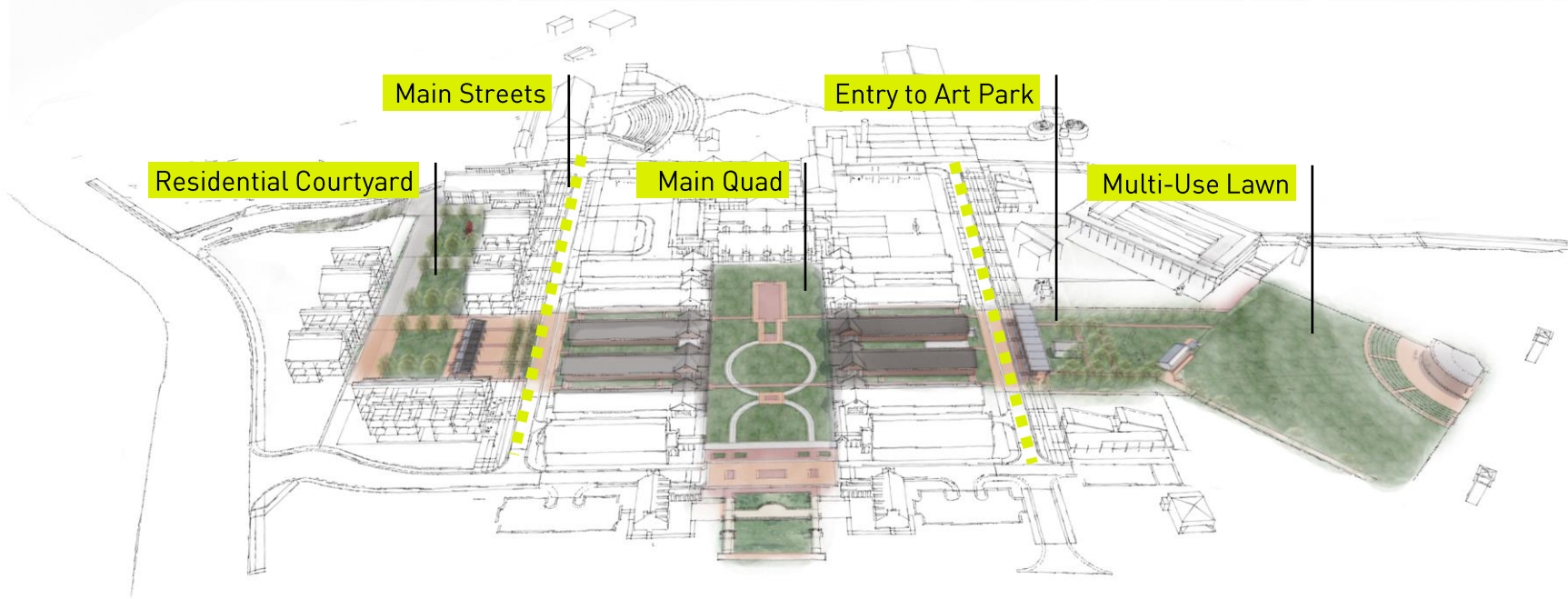


Bryant Park, New York, NY
Hanna / Olin



Paris Streetscape

North/South Circulation



Street Sections





A Main Street Linear Park with Retail and Artist Housing above connects the Theater Venue and the Music Barn.





Industrial Arts new construction
not included in Final MP.

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





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



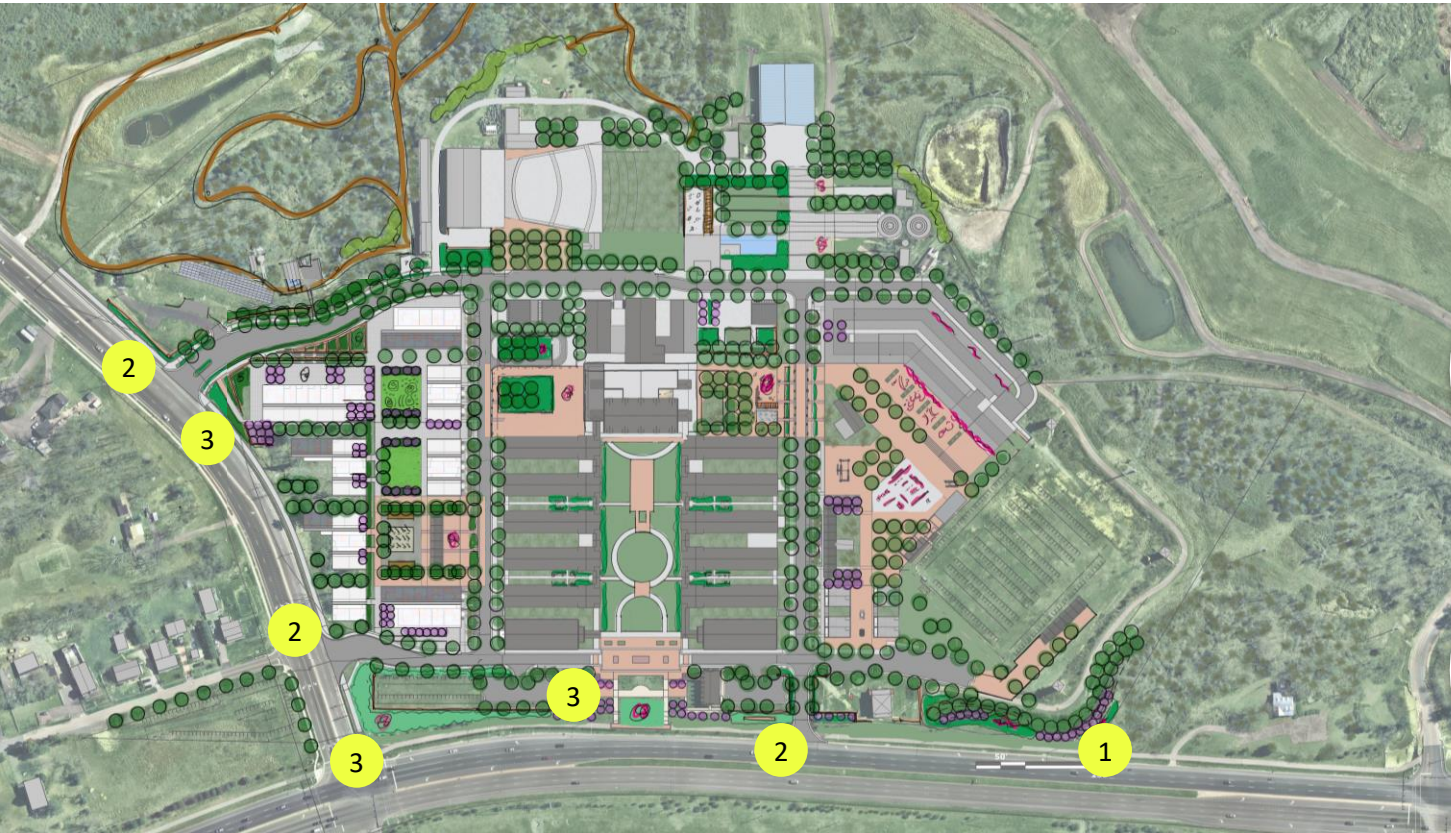


Artist Housing new construction not included in Final MP in this location.

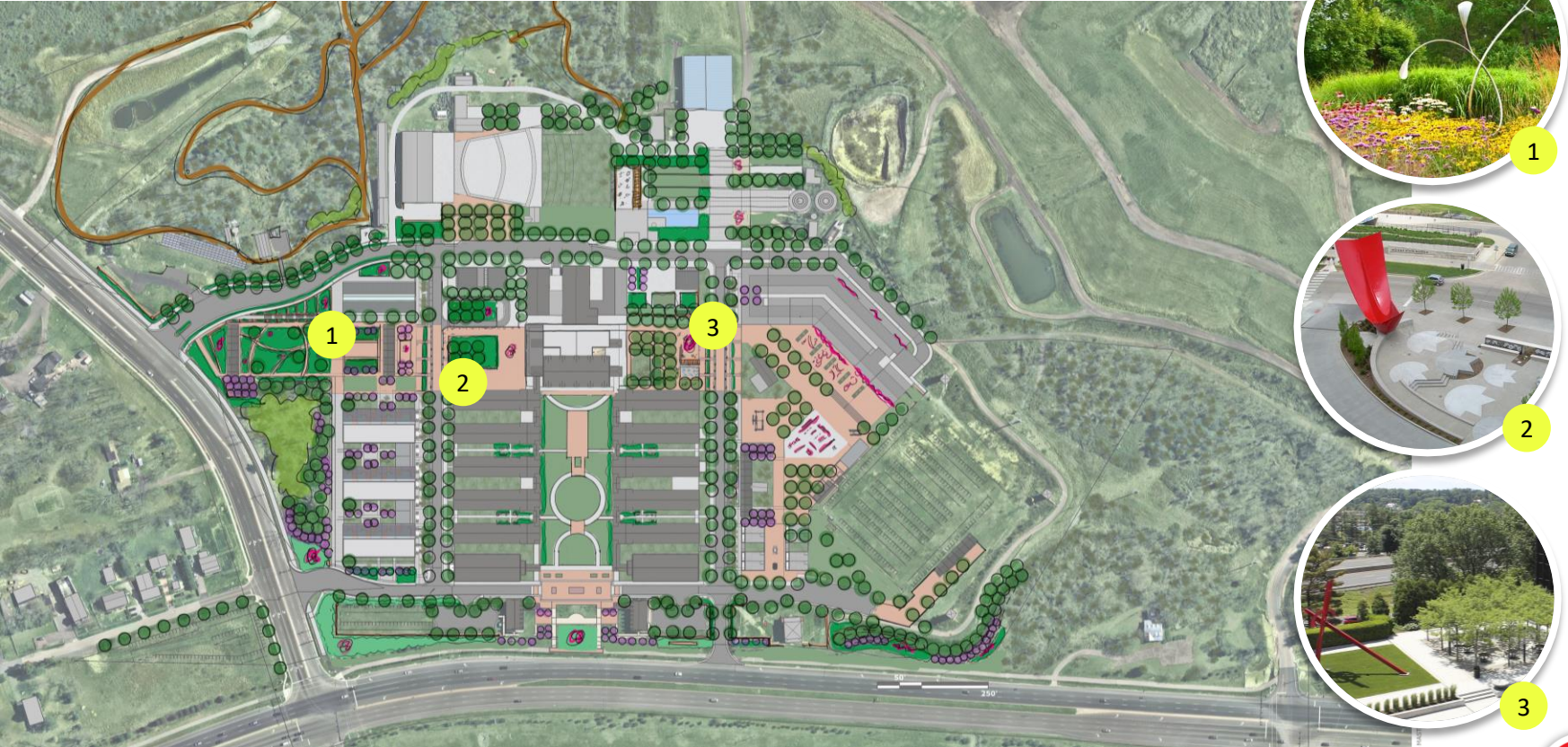
View towards the Ballfield across a main street flanked by outdoor art pavilions, community gardens, and play spaces



Landscape: Entry Experience



Landscape: Art Park



Key Feedback

- Prioritize rehabilitation of historic buildings around the Quad in phasing.
- Limit structured parking due to high cost.
- Limit housing and plan for it to be built as later phase to allow arts identity to be established first.
- Early landscape improvements that facilitate interim use are favored.
- Differing feedback on music venue location
- Incorporate shade into Quad area
- Consider connection to potential future Fairfax Peak
- Include new roadway from south/ Ox Road @ Occoquan Regional Park



6. KEY QUESTIONS



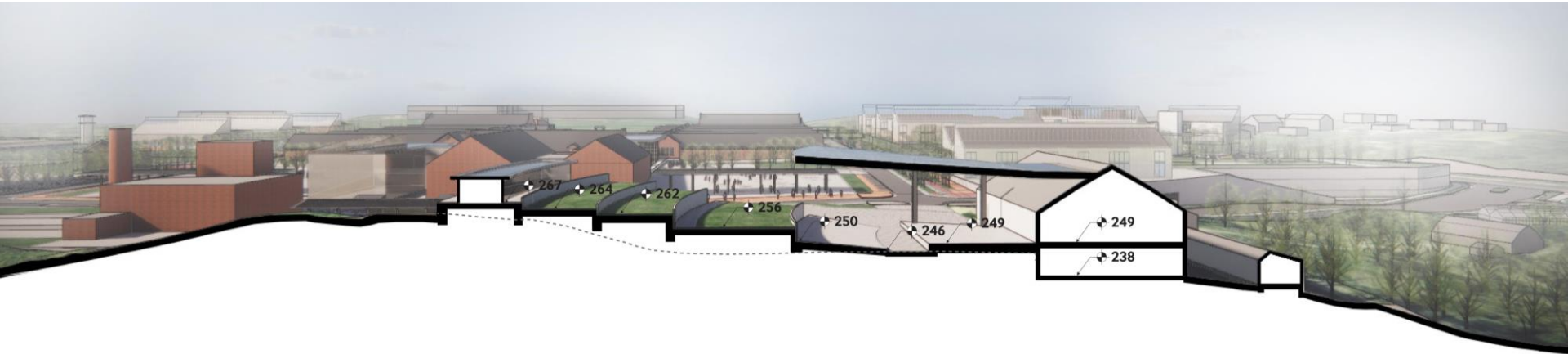
Barn, Garage, Security, Brick Shed



Music Venue Comparison – HGA Study @ Barn



Music Venue Comparison – HGA Study @ Barn



Pros:

- Iconic use of the Barn / unique facility
- Controlled acoustics
- Prioritizes rehabilitating a historic structure that will likely fall into worse condition over time
- Maintains ballfield for fireworks event and other flexible uses

Cons:

- Scale of construction of very tall above-ground amphitheater is disruptive to the existing site
- Of all of the arts projects proposed for the site, this is the one that will likely have the most challenging historical preservation review given the dramatic departure from historic uses and the scale of the impact on the site.
- Potential historic preservation issues with renovation of Barn interior to be support spaces and with the amphitheater roof on top of the Barn roof.
- Barn is in seriously compromised condition and will require substantial rehabilitation to make conditioned interior space
- Ties the initial project to a potentially lengthy design and development process given the Barn investigative work, geotechnical studies, historic preservation issues.



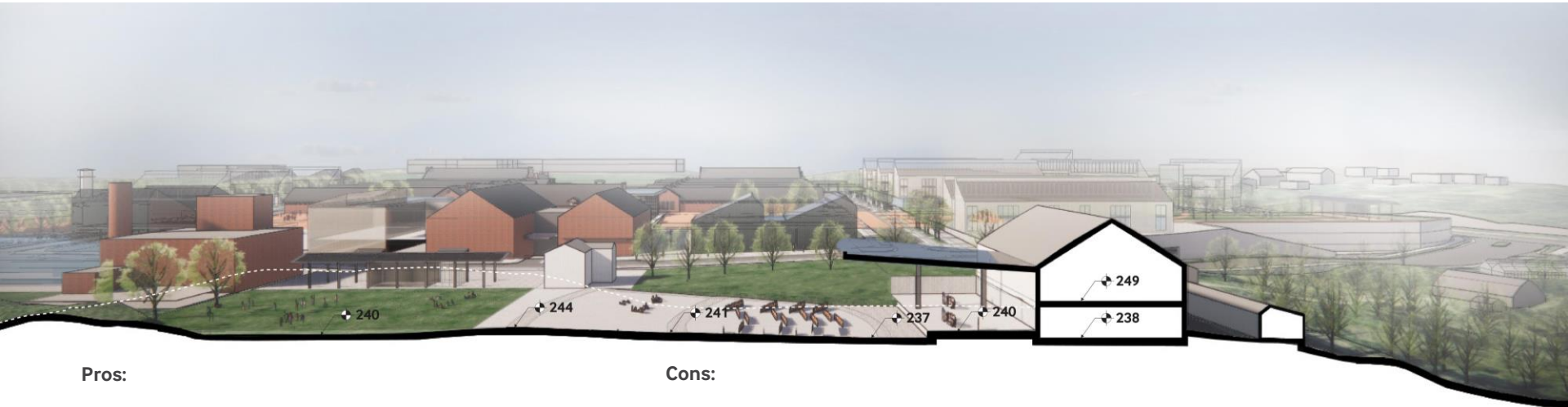
Music Venue Comparison – HGA Study @ Barn



Music Venue Comparison – VMDO Study v.1 @ Barn



Music Venue Comparison – VMDO Study v.1 @ Barn



Pros:

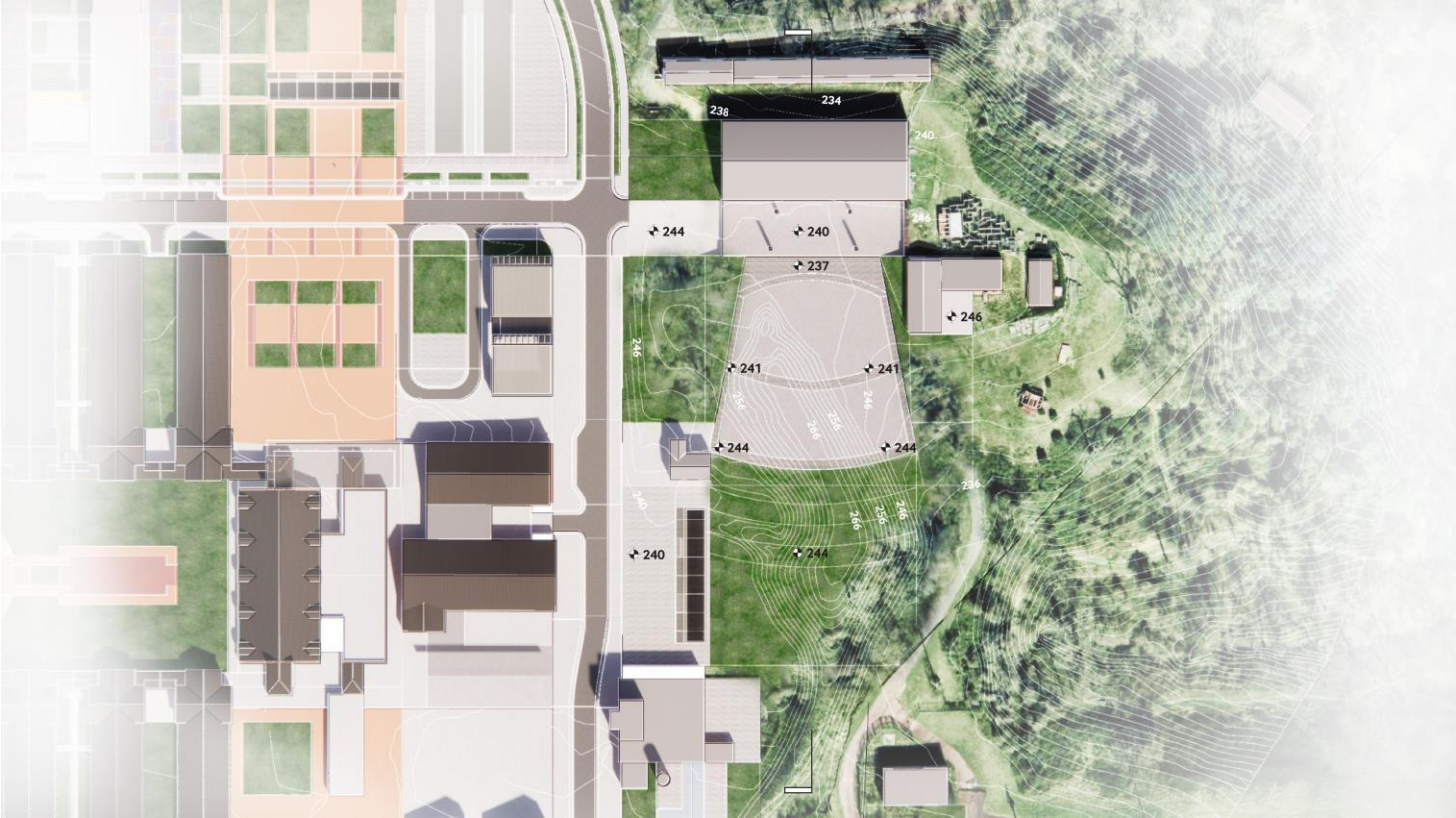
- Iconic use of the Barn / unique facility
- Controlled acoustics
- Prioritizes rehabilitating a historic structure that will likely fall into worse condition over time
- Maintains ballfield for fireworks event and other flexible uses
- Creates at-grade connectivity between Power Plant and Music Barn

Cons:

- Construction would require significant regrading and cutting.
- Barn foundations might require underpinning.
- Of all of the arts projects proposed for the site, this is the one that will likely have the most challenging historical preservation review given the dramatic departure from historic uses.
- Potential historic preservation issues with renovation of Barn interior to be support spaces and with the amphitheater roof adjacent to the Barn.
- Barn is in seriously compromised condition and will require substantial rehabilitation to make conditioned interior space
- Ties the initial project to a potentially lengthy design and development process given the Barn investigative work, geotechnical studies, historic preservation issues.



Music Venue Comparison – VMD0 Study v.1 @ Barn



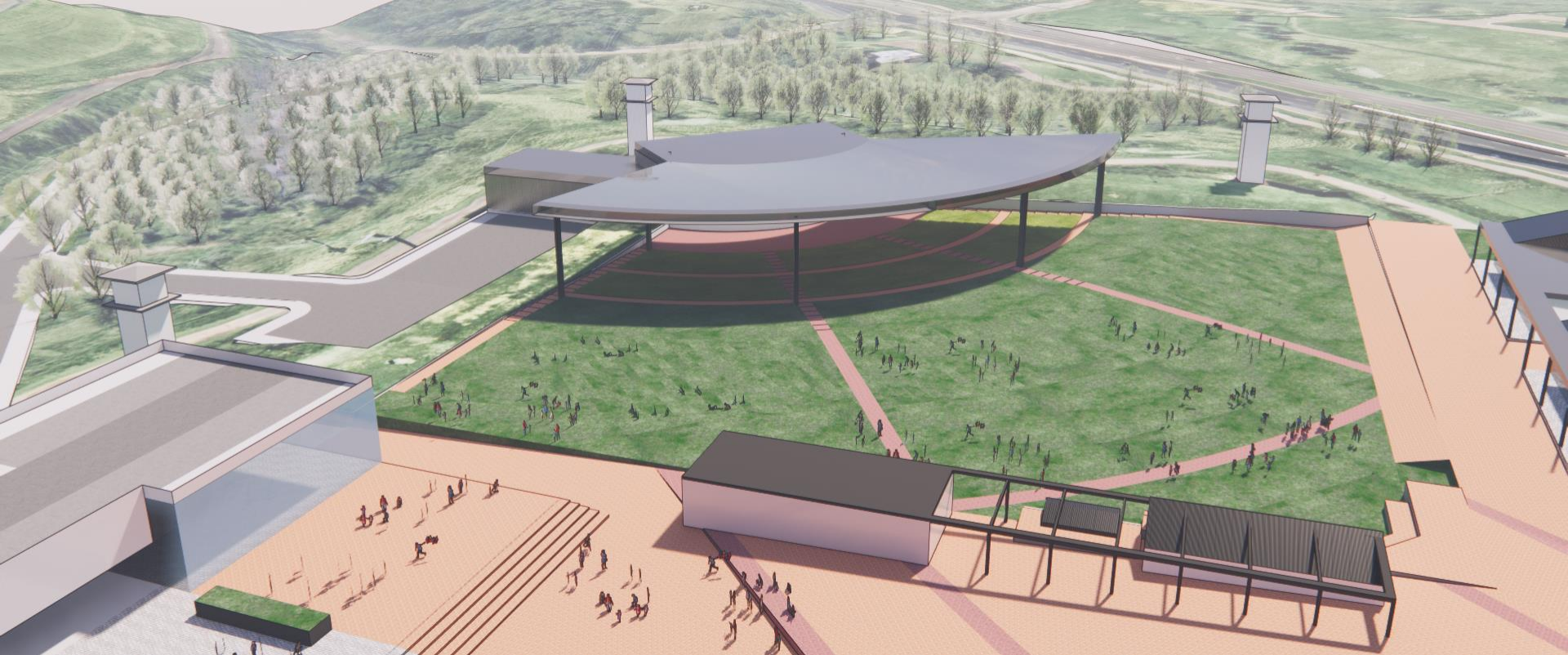
Music Venue Comparison – VMDO Study v.3 @ Barn



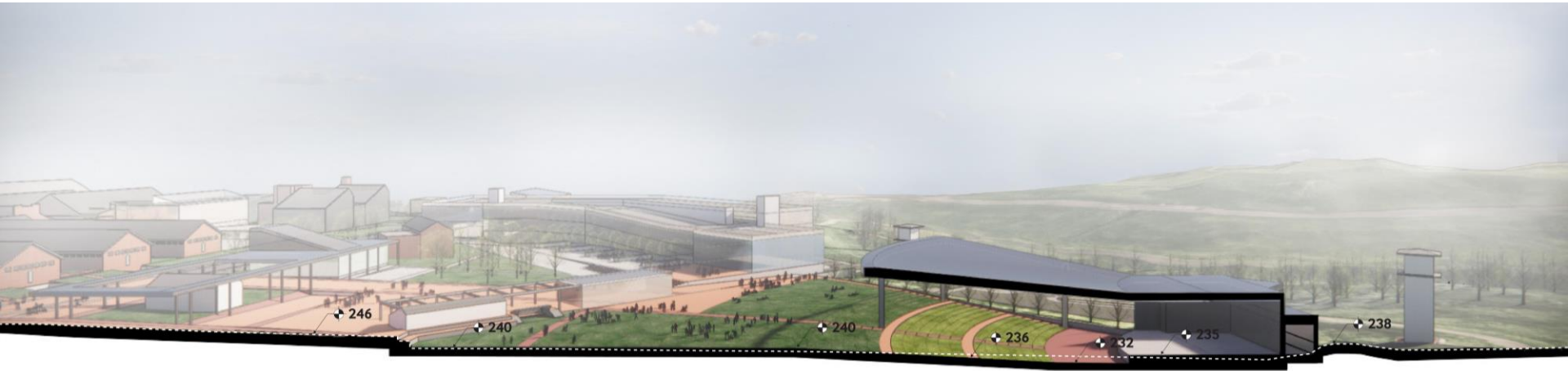
Ballfield



Music Venue Comparison – VMD0 Study v.2 @ Ballfield



Music Venue Comparison – VMDO Study v.2 @ Ballfield



Pros:

- Room for expansion into larger venue, thus growing revenue over time
- Uses the ballfield, promotes refurbishment of the ballfield structures
- Iconic location between guard towers
- Still allows for flexible use of the infield of the ballfield
- Allows for alternate use of the Barn for industrial arts / less expensive rehabilitation
- Site conditions require less earthwork

Cons:

- Potential acoustic issues adjacent to Ox Road
- Potential issue with sound pointing towards housing
- Potentially sinks capital into major project up front that does not include a renovation to a historic building
- Eliminates use of the field for the Fireworks display

Music Venue Comparison – VMD0 Study v.2 @ Ballfield



Event Center



7. DISCUSSION



Discussion Topics

- Overall masterplan feedback:
 - density
 - land use & development types
 - form of new construction and additions
 - circulation strategies
 - historical interface
- Guidance on location and form of the music venue
- Guidance on how to approach an addition to the Event Center



Masterplan Overview



Additional Information

- Project web page:
<https://www.fairfaxcounty.gov/publicworks/capital-projects/workhouse-campus-master-plan>
- Workhouse Arts Master Planning:
Gasim Elfaki, R.A., LEED®AP BD+C, Project Coordinator | Public Private Partnerships Branch
Direct: 703-324-2474 Cell: 571-595-4151 Gasim.Elfaki@fairfaxcounty.gov

