Workhouse Arts Masterplan Study
Affordable Housing Advisory Council Meeting

March 25, 2022
Agenda

Objectives: Share our project understanding with the council and seek input on the unique opportunities and housing goals for this site that could help guide our master planning process.

3 min  Introduction & Project Overview
3 min  Site Overview
3 min  Stakeholder Input
20 min  Housing Priorities, Questions & Input
Introductions
The Team

VMDO
Architecture & Planning

Joe Celentano
Principal

Lauren Shirley
Senior Associate
Project Manager & Planner

Diana Fang
Designer

Fehr & Peers
Transportation

Kathrin Tellez
Principal
Project Advisor

Anjuli Tapia
Associate

LandDesign
Landscape & Civil

Susan England
Senior Associate & Studio Leader
Landscape Architect

Stephanie Pankiewicz
Partner
Project Advisor

HR&A Advisors
Market Analysis

Stan Wall
Managing Partner
Project Advisor

Downey & Scott
Cost Estimating

Joe Adams
Don Daigle
Sandra Mullins
Administrative Team

- **Joan Beacham**, *Branch Chief, P3 Branch, Building Design and Construction Division, DPWES*
- **Gasim Elfaki**, *Project Coordinator, P3 Branch, Building Design and Construction Division, DPWES*
- **Eileen Gasteiger**, *Project Manager, P3 Branch, Building Design and Construction Division, DPWES*
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 Resources, Department of Planning and Development
- Michael Lynskey, Planner, 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
Project Overview
Project Goals

GOAL #1: INSPIRATIONAL

GOAL #2: ACHIEVABLE

GOAL #3: ALIGNED

ARTS & CULTURE

GOAL #4: ARTS FOCUS

LAND USE

GOAL #5: OPTIMIZED MIX OF USES

TRANSPORTATION & CIRCULATION

GOAL #6: ACCESSIBLE & CONNECTED

EQUITY

GOAL #7: EQUITY-FORWARD PROCESS AND DESIGN

ECONOMIC

GOAL #8: FINANCIAL SUSTAINABILITY OF THE CAMPUS

HISTORICAL PRESERVATION

GOAL #9: PRESERVE AND ENHANCE HISTORIC CHARACTER

ARCHITECTURE & DESIGN GUIDELINES

GOAL #10: GUIDE APPROPRIATE FUTURE DEVELOPMENT

OPEN SPACE LOOK & FEEL

GOAL #11: CREATE VIBRANT DESTINATION

NATURAL RESOURCES

GOAL #12: PROTECT & RESTORE NATURAL RESOURCES
Site Overview
Fairfax County: Workhouse Arts Campus Masterplan Study
Fairfax County: Workhouse Arts Campus Masterplan Study
Workhouse Campus
Stakeholder Input
Stakeholder Input

If the future of this campus does nothing else, what MUST it do?

- It must realize the initial dream of the entire campus. A fully activated arts center with subsidized housing for artists.
- Retain Arts Focus - possibly expand scope further.
- Agree with the note here beside mine: artist housing, other sources of affordable housing, and activation of the frontage and occupancy by a retail entity that's here to stay.
- Preserve the historic character of the place.
- Both County and WAF benefit from the new revenue streams.
- Uses must be compatible (would housing be in conflict with music festival?)
- Rehabilitate buildings - all.
- Cultural, serve a much larger population - reflect the population that lives in Fairfax.
- Maintain and protect the existing historic structures and existing recreational uses.
- Large Performance arts space/ amphitheater (anchor).
- Events Center (Dining Hall).
- It's already special - keep it special.
- Electronic sign on Ox Road.
**Stakeholder Input**

**LAND USE**

1. What roadblocks have there been to implementing past studies and visions? Are there specific previous recommendations that seem particularly relevant today?
2. Should this master plan project align with the schedule of Fairfax Peak?

**Support for Housing**

- Designated adjacent Park land - explore use (potentially for housing)
- Co-working space (appeal of being in an artistic environment and can be financially supportive)
- Any residential must be balanced, sensitive to other uses, and with county goals in mind as well - at the end of the day, focus must remain the arts center
- What is the units of housing that would not be too much, but still financially viable

**Synergy of mixed use and artists' creation energy**

- Uses must be compatible (would housing be in conflict with music festival?)
- Uses anchor for South Fairfax Visual/Performance, Military, Exercise, Cuisine, Community Arts

**ARTS & CULTURE**

- Large Performance arts space/ amphitheater, music barn (anchor), events space, arts education center
- Education Center: Dance, Music, Drama etc.
- Education component supports the performance part of the entity financially (professional artists - working with county public schools, higher education institutions)

**Iconic art piece? Even if temporary - attractor. Public art that suits the campus**

**Supporting festivals**
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Relevant Precedents
Questions & Input
Questions

• What are this group’s priorities ... 
  – in the County?
  – In Lorton?
  – At this site?

• What unique opportunities are available... 
  – on this site?
  – within this vision?
Next Steps

· How should the team continue to interact with the group throughout the masterplan project?

· How frequently?

· Focused on which issues or variables?

· Who else would this group recommend soliciting input from on housing issues?
Thank You