

# WHAT IS LORTON 2040 VISIONING?

The Lorton Visioning initiative is a collaborative effort among Lorton's community members and leaders with the goal of developing a vision of Lorton in 2040.

## What will you be doing at today's open house?

- Explore what exists in Lorton today and what is coming in the future.
- Share what you love about Lorton and areas that could potentially be improved.

## How will your comments be used?

- Comments will guide the visioning process. A community steering committee will be sorting through the comments and will present conclusions at the next community meeting.

## How can you participate in the future?

- Fill out the survey! —————→
- Visit the website to stay up to date:



<https://www.fairfaxcounty.gov/mountvernon/lorton-visioning-2040>

- Attend steering committee meetings
- Attend upcoming community meetings -- Next meeting anticipated early 2020.

TODAY\*

1937

GUNSTON PLAZA



LORTON TOWN CENTER



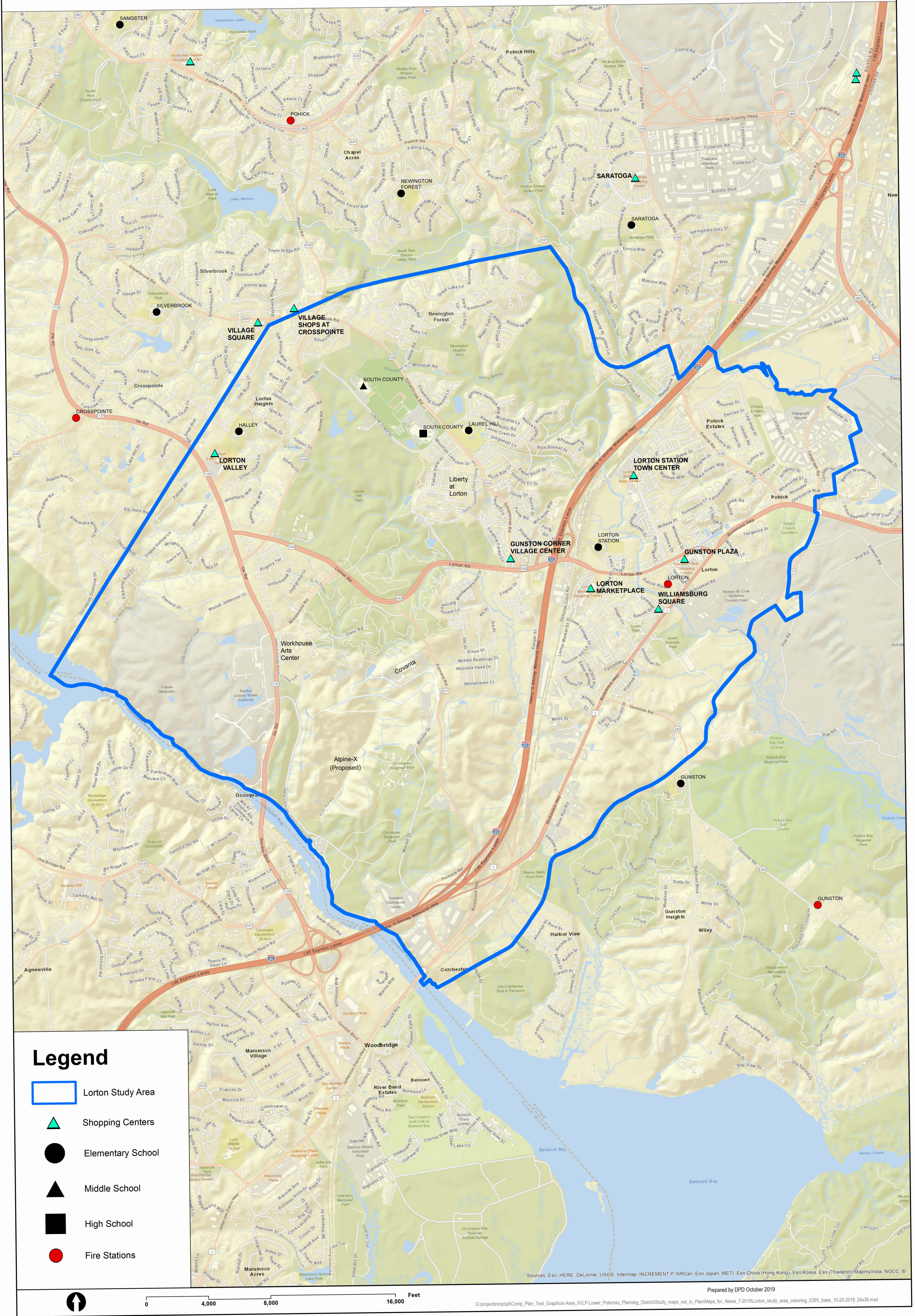
LAUREL HILL



\*Imagery from 2017

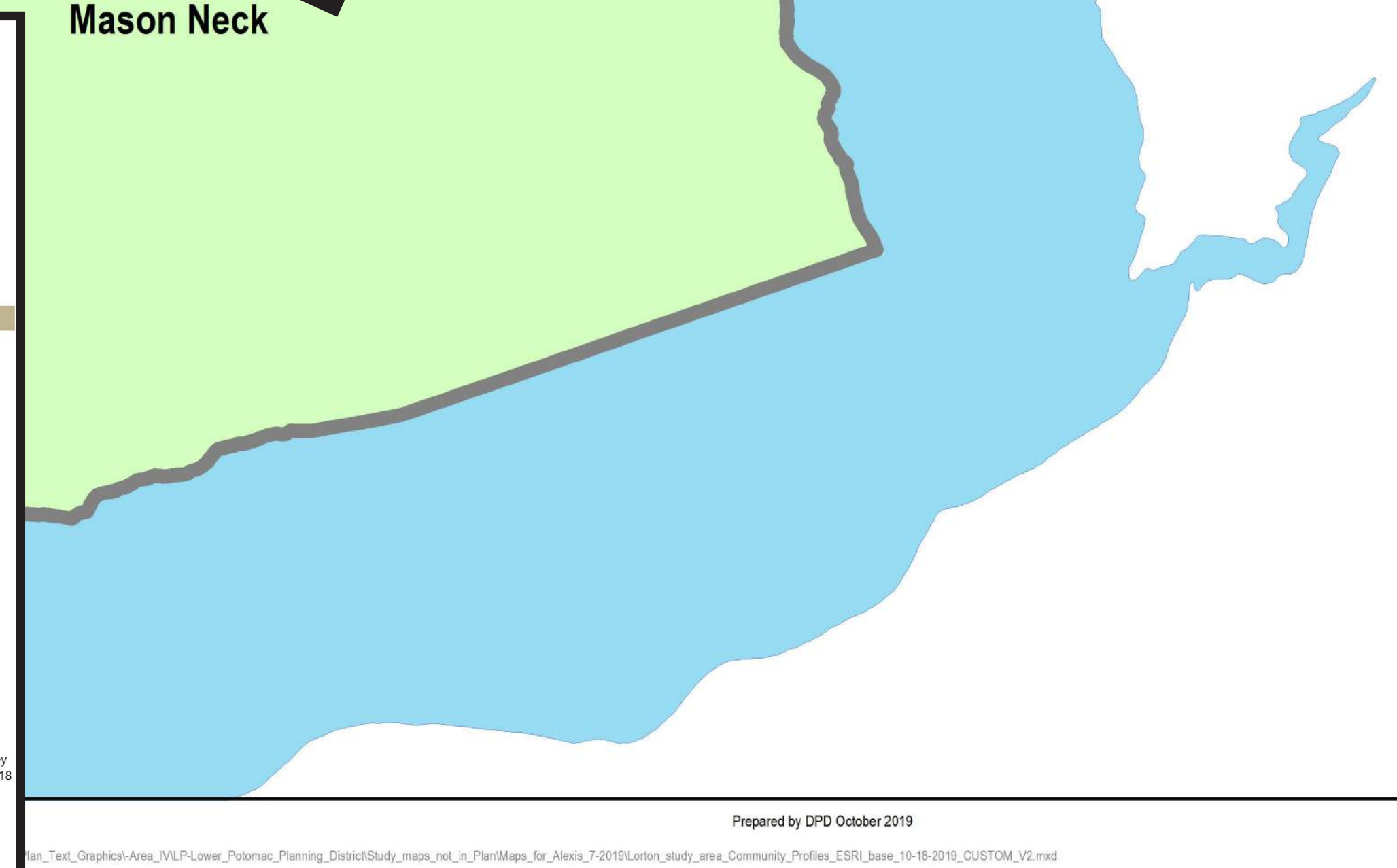
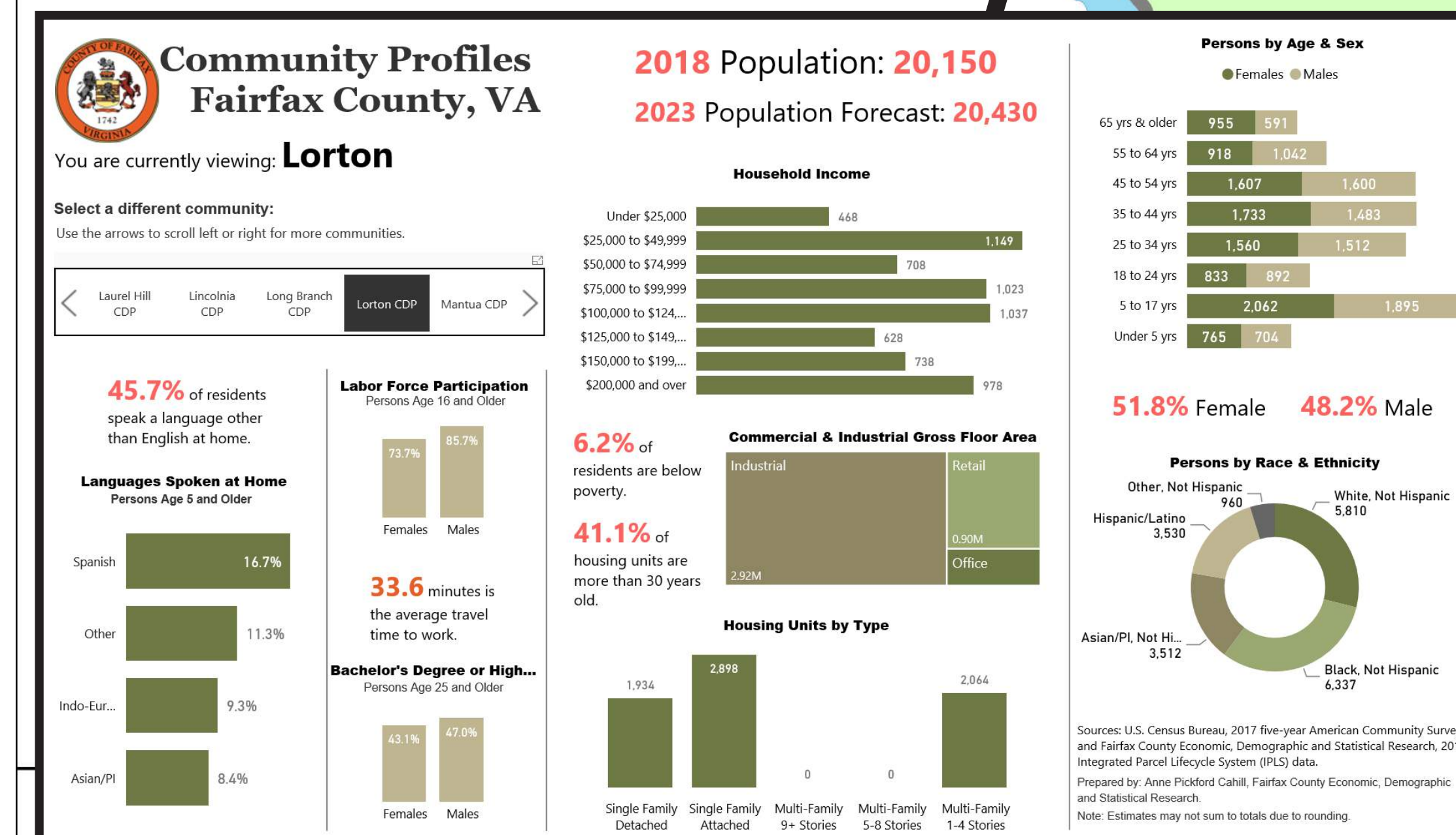
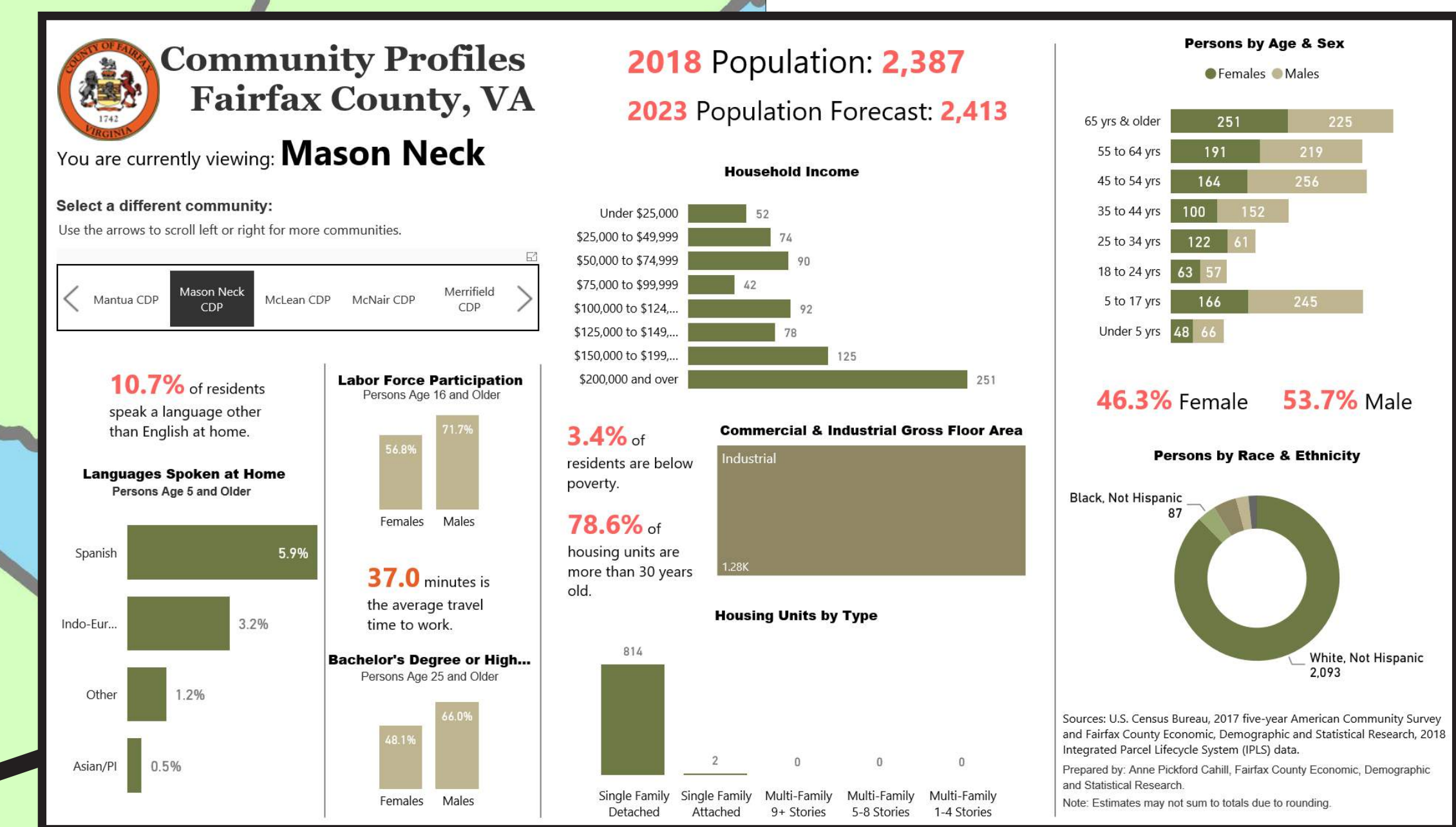
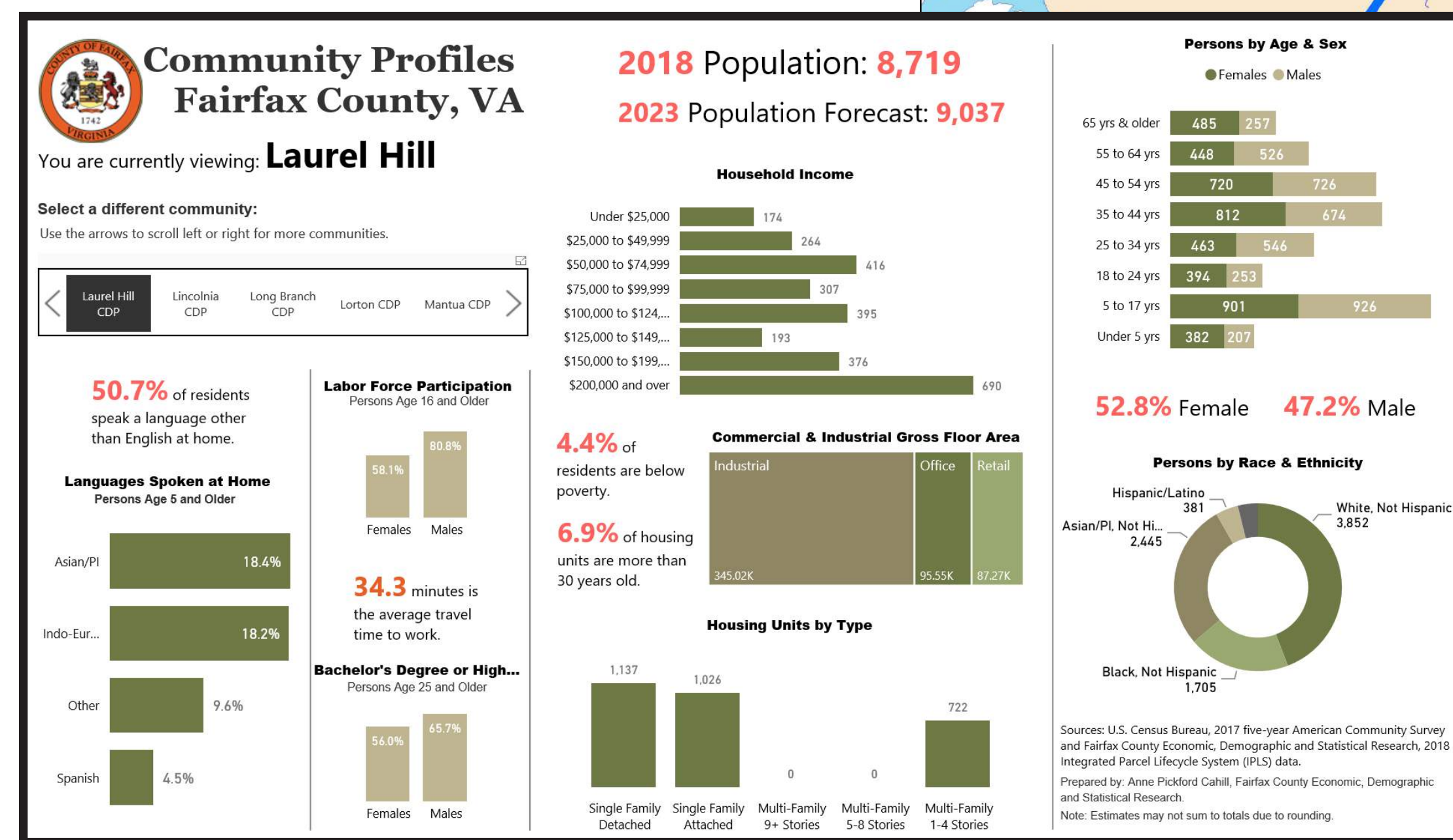
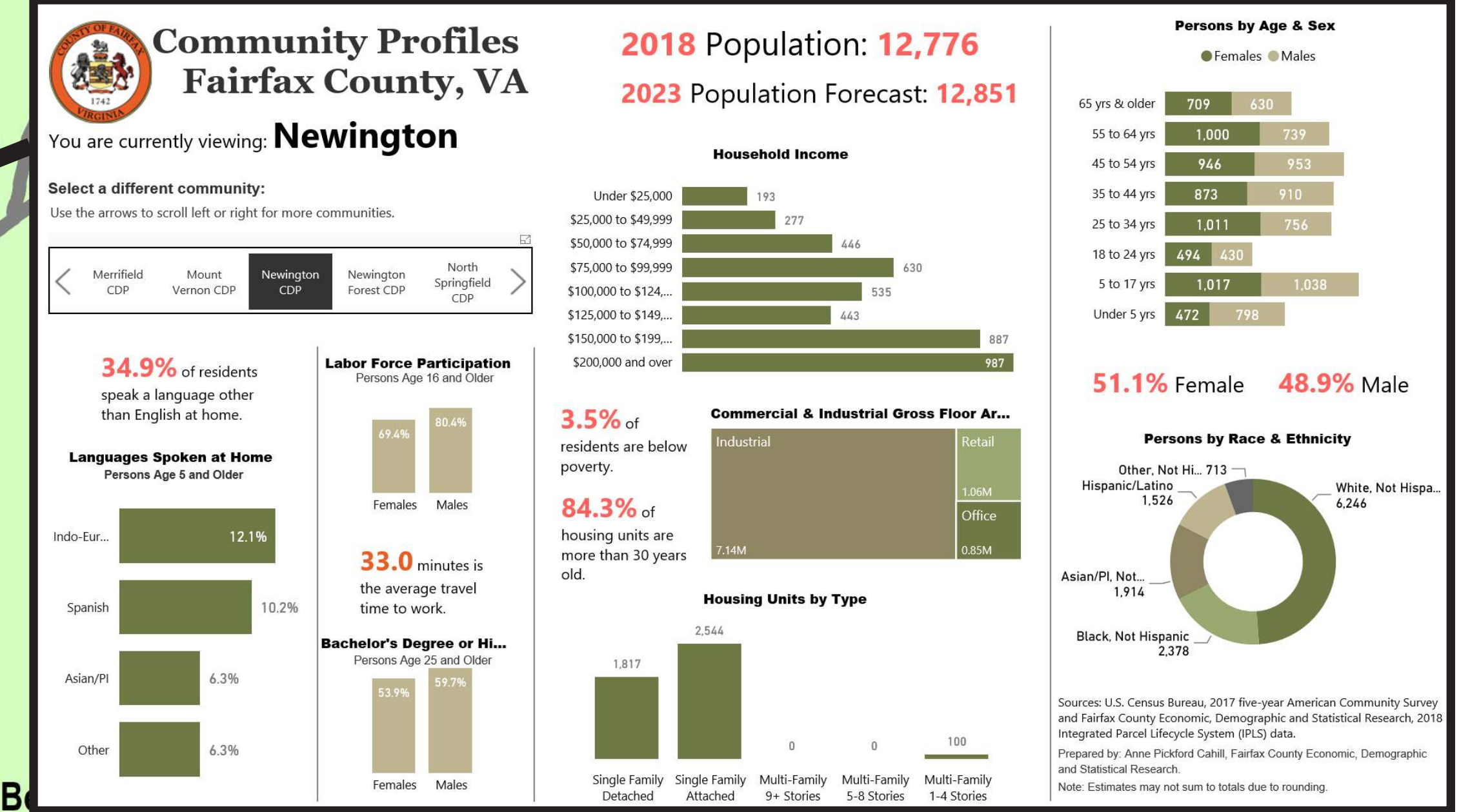
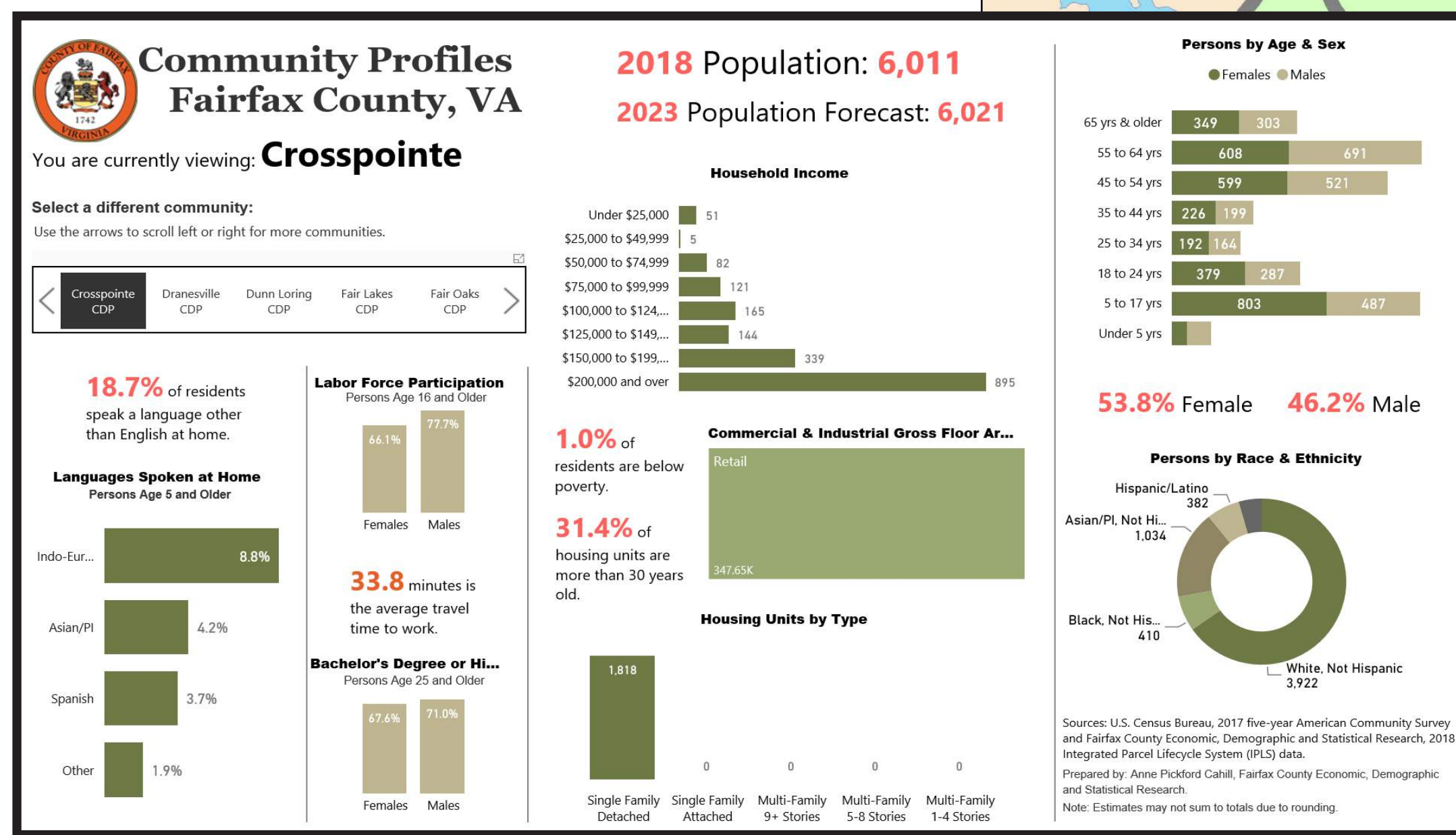


# Lorton Visioning Study Area





# Lorton Community Profiles







# Existing Land Use

Total Land Area: 8,565 acres\*  
**Total Non-Residential Uses (Acres)**

Office: 29 (<1%)  
Industrial: 247 (2%)  
Institutional: 156 (2%)  
Retail: 80 (<1%)  
Hotel: 2 (<1%)  
Schools: 150 (<1%)

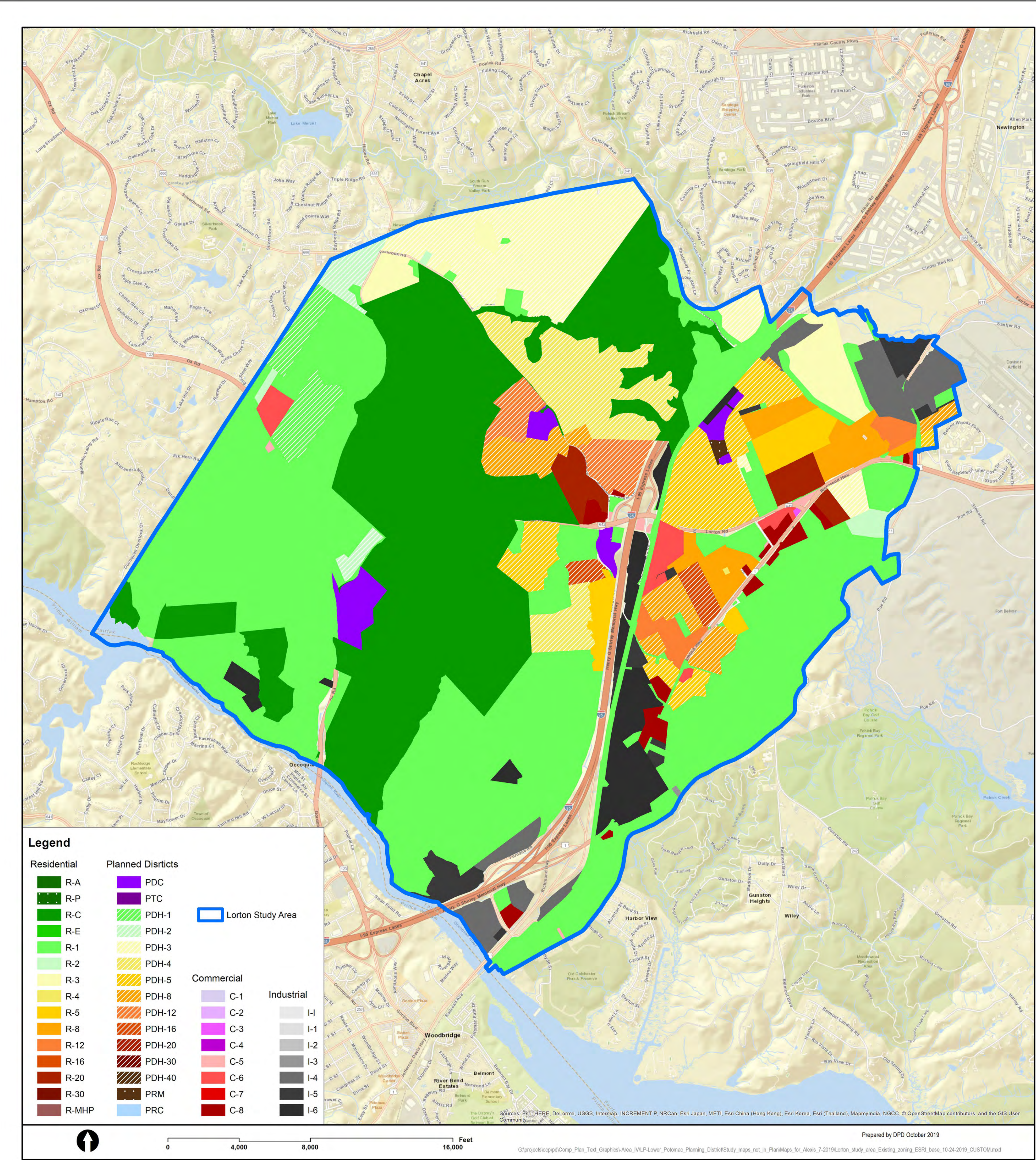
Private Open/Recreational/Parks: 4,763 (55%)  
Other (Right of Way): 1,365 (15%)

**Total Residential Uses (Acres)**

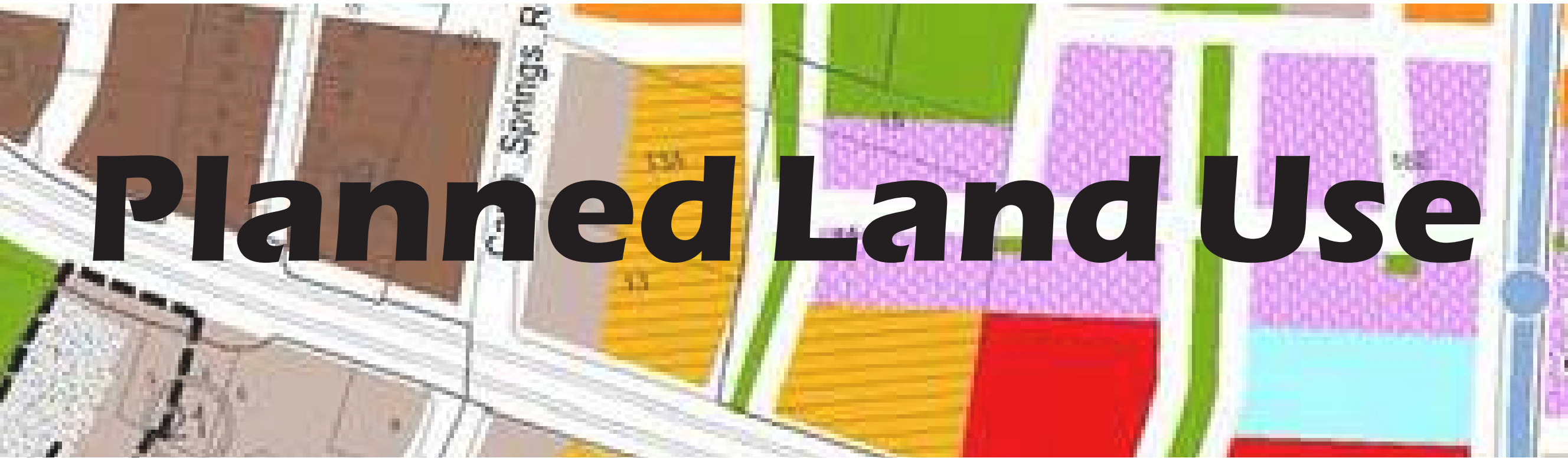
Single-Family Detached: 1530 (17%)  
Single-Family Attached: 175 (1%)  
Multi-Family: 66 (<1%)

Land use in Lorton is very diverse. Currently, there is a significant amount of residential, park, and industrial uses with some commercial centers. The Zoning Ordinance contains regulations that specify the type of land use activities that are permitted on a specific property. It is intended to promote the health, safety and general welfare of the public and to implement the adopted Comprehensive Plan for the orderly and controlled development of the County. Zoning districts define the ways that land can be used. For example, there are residential, commercial, and industrial districts as well as those that permit a mix of uses. Zoning regulations also provide guidance on how tall a building can be, how far it is set back from the street, and how much parking is required. A large proportion of residentially zoned property in the Lorton area is developed as parkland or for other institutional uses.

\*Land use numbers are rounded







# PLAN GUIDANCE

## What is the Comprehensive Plan?

- Guides land use decisions about the county’s built and natural environment.
- Reflects the community’s vision, priorities, and goals.
- Includes general countywide policy on land use transportation, housing, the environment, heritage resources, economic development, and public facilities, including public parks, recreation and trails as well as detailed long-range planning recommendations organized by geographic areas of the county.

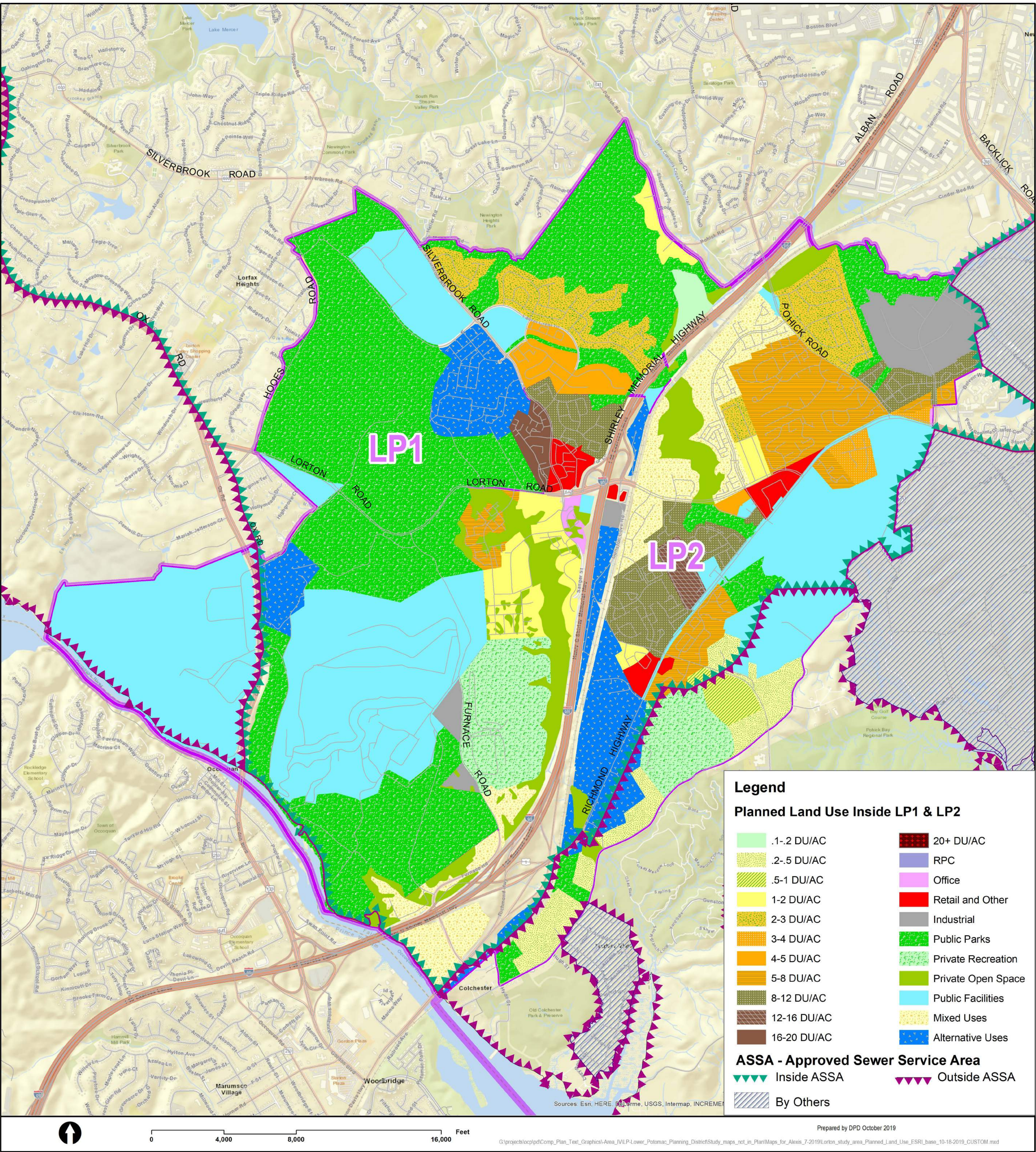
The Plan divides the county into progressively smaller geographic areas, with the majority of guidance for an area found in the planning sector. Lorton is located in the Lower Potomac District, which is further divided into four planning sectors. The study area is generally focused on two planning sectors, LPI Laurel Hill Community Planning Sector and LP2 Lorton-South Route 1 Community Planning Sector. The Plan currently envisions that Lorton will develop as a suburban center, which includes stable residential neighborhoods and town centers that are more urban in character.

## Major Planning Objectives for the Lorton-South Route 1 Corridor Community Planning Sector include:

- Develop a strong “sense of place” and positive image for the Lorton-South Route 1 area;
- Preserve and protect existing, stable residential neighborhoods;
- Protect and enhance the natural and historic uniqueness of the Lorton-South Route 1 area;
- Protect the environmental resources and assets of the Lorton-South Route 1 area; and
- Implement an effective, safe and efficient transportation system that meets local and regional needs.

## Approved Sewer Service Area (ASSA)

Areas within the ASSA are eligible to be connected to public sewer. Typically, properties located outside of the ASSA are served by individual septic systems and are not appropriate for large-scale development.







## 22 Public Facilities

### Libraries

Lorton Community Library

### Public Safety

Lorton Fire Station Co. 19

### Utilities

Fairfax Water

Frederick P. Griffith Jr. Water Treatment Plant

I-95 Resource Recovery Facility/ Covanta Recycling Drop-off Facility

Noman M. Cole Jr. Pollution Control Plant

### Other

Vulcan Industries

I-95 Waste Management Landfill

Urban Search & Rescue

### Schools

Gunston Elementary

Halley Elementary

Laurel Hill Elementary

Lorton Station Elementary

Newington Forest Elementary

Silverbrook Elementary

South County Middle

South County High

### Human Services

Teen Center at South County MS

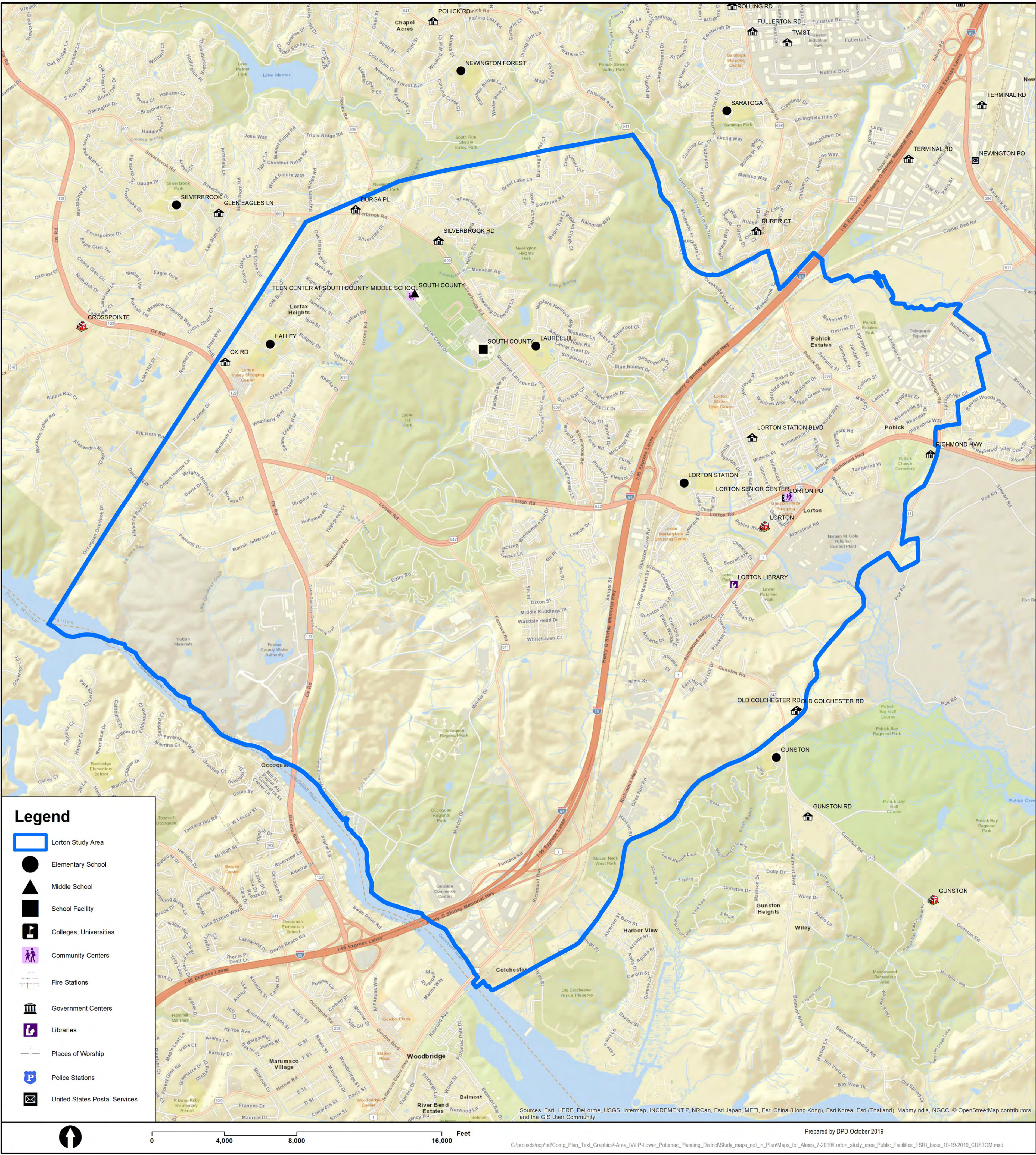
Lorton Community Action Center

Loron Senior Center

Lorton Postal Office

Lorton Workhouse Arts Foundation

Public facilities, including fire & rescue, police, school, library, and other public facilities are part of a network of services and functions provided by Fairfax County. These facilities are essential to support the community and enhance the overall quality of life. The county’s present system of public facilities demonstrates a high commitment to service provision and the community’s expectations. As part of current policy, a balance between future land uses and facility quantity and location is considered to maximize accessibility and provide timely responses while minimizing community impact. Other significant non-public facilities in the Lorton area include Vulcan Industries quarry.

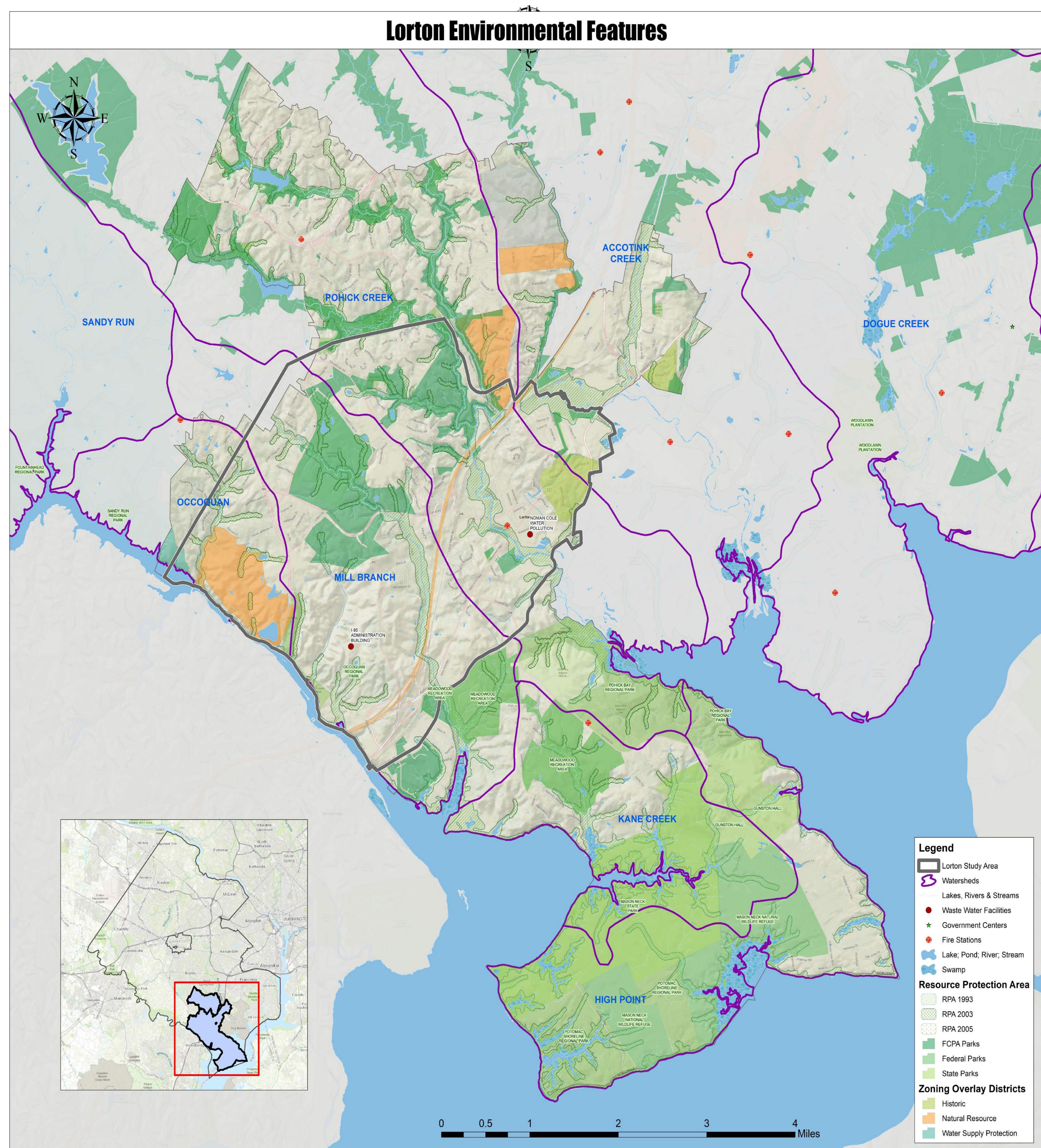




# Environment

The environment section of the Policy Plan and the Chesapeake Bay Preservation Ordinance, within the county's Comprehensive Plan, guide environmental planning efforts in Fairfax County. The Chesapeake Bay Preservation Ordinance establishes a regulatory framework to protect streams and the Chesapeake Bay from pollution that may result from development. The Policy Plan includes goals and objectives that reflect the belief that environmental protection and preservation are important contributors to a high quality of life.

The Lorton area includes parts of three watersheds. Generally from north to south they are the Accotink Creek Watershed, the Pohick Creek Watershed, and the Lower Occoquan Watershed. Highlighted unique facts: The Noman M. Cole Pollution Control Plant, which treats a large majority of the county's wastewater, lies at the lower stretches of Pohick Creek. Approximately half of the Lower Occoquan watersheds area is overlain by the Watershed Protection Overlay District. This zoning district was established in 1982 by Fairfax County in a progressive move to protect the Occoquan Reservoir, a major source of drinking water for the county. This designation restricts development to one residential dwelling unit per five acres, thereby protecting the streams draining to the reservoir from the damaging impacts of more intense land development – primarily nutrient and sediment pollution.







# Parks & Recreation

## 23 Neighborhood, Community, Countywide, Regional, and State/Federal Parks in or near the Lorton Area

### Non-FCPA Parks

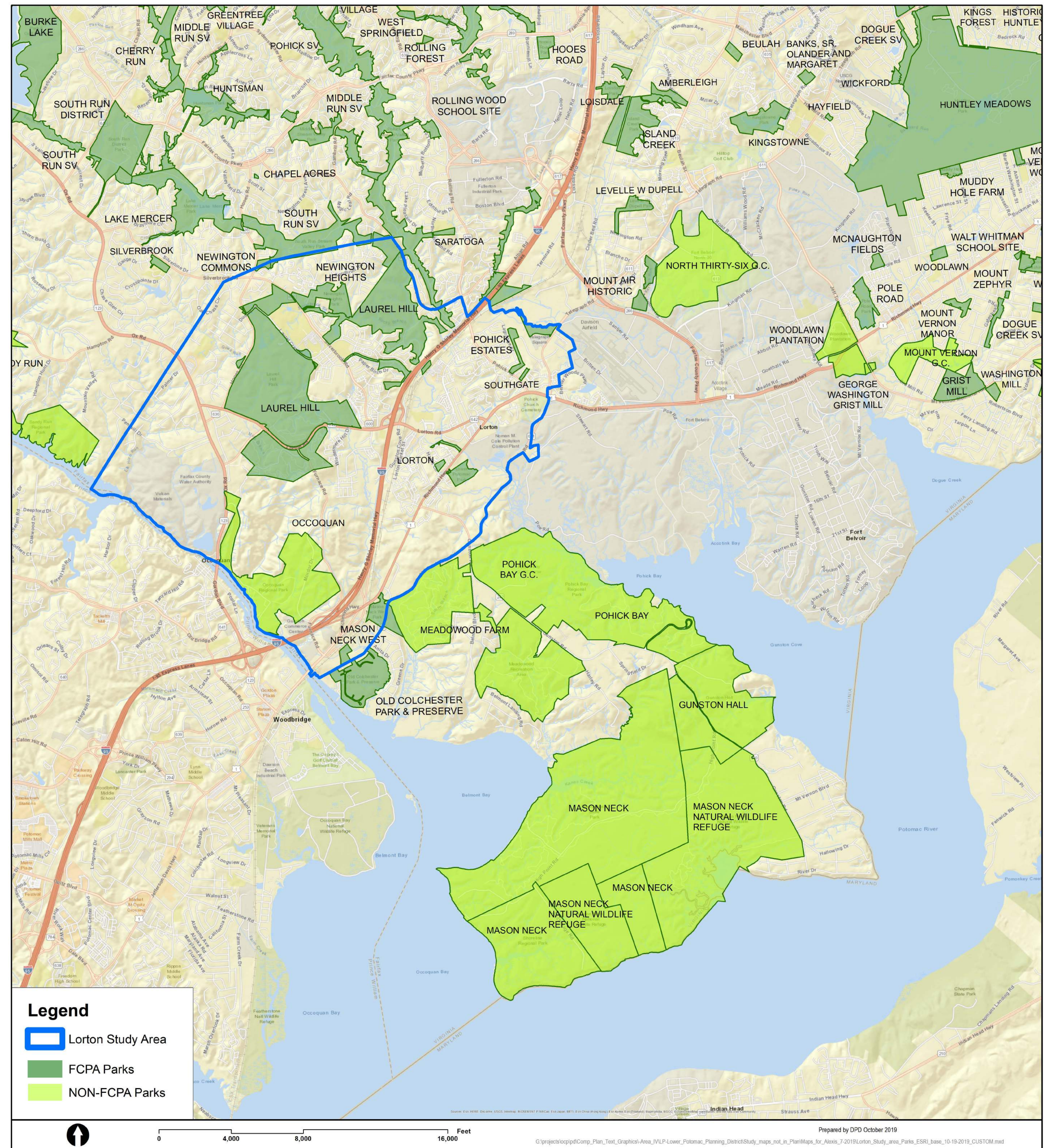
Potomac Shoreline Regional Park  
Gunston Hall  
Sandy Run Regional Park  
Mason Neck State Park  
Woodlawn Plantation  
Meadowood Recreation Area  
Potomac Shoreline Regional Park  
Mason Neck National Wildlife Refuge  
Fort Belvoir Golf Club  
Mason Neck Natural Wildlife Refuge  
Occoquan Regional Park  
Pohick Bay Regional Park

### FCPA Parks + Recreation

Pohick Estates Park  
Mason Neck West Park  
Mount Air Historic Site  
Southgate Park  
Lorton Park  
Pohick Stream Vallley Park  
Lower Potomac Park  
Accotink Stream Valley Park  
Newington Heights Park  
Old Colchester Park and Reserve  
Lake Mercer  
Silver Brook  
Newington Commons  
South Run Stream Valley  
Saratoga  
Laurel Hill Park, including Central Green

There are a total of 23 parks in the Lorton area that serve a variety of active and passive recreational needs. Highlights include Fairfax County Park Authority properties such as Laurel Hill, which includes a public golf course and an equestrian facility. There are also a number of local parks, such as Southgate and Silverbrook which offer passive recreation opportunities to neighborhood residents. Another important resource is the Occoquan Regional Park, which also offers a variety of activities including hiking, batting cages, and kayaking and is maintained by NOVA Parks.

Parks maintained by Fairfax County include local parks, district parks, countywide parks, and resource based parks. Local Parks provide active and passive recreation facilities for residential neighborhoods and mixed-use centers. They tend to be less than 50 acres in size, but are often less than 5 acres in urban areas. District and Countywide Parks are typically larger, as they are designed as destinations for a wide geographic area. They provide diverse recreation experiences and activities. Resource Based Parks preserve cultural and natural resources of an area, allowing for educational and interactive experiences.







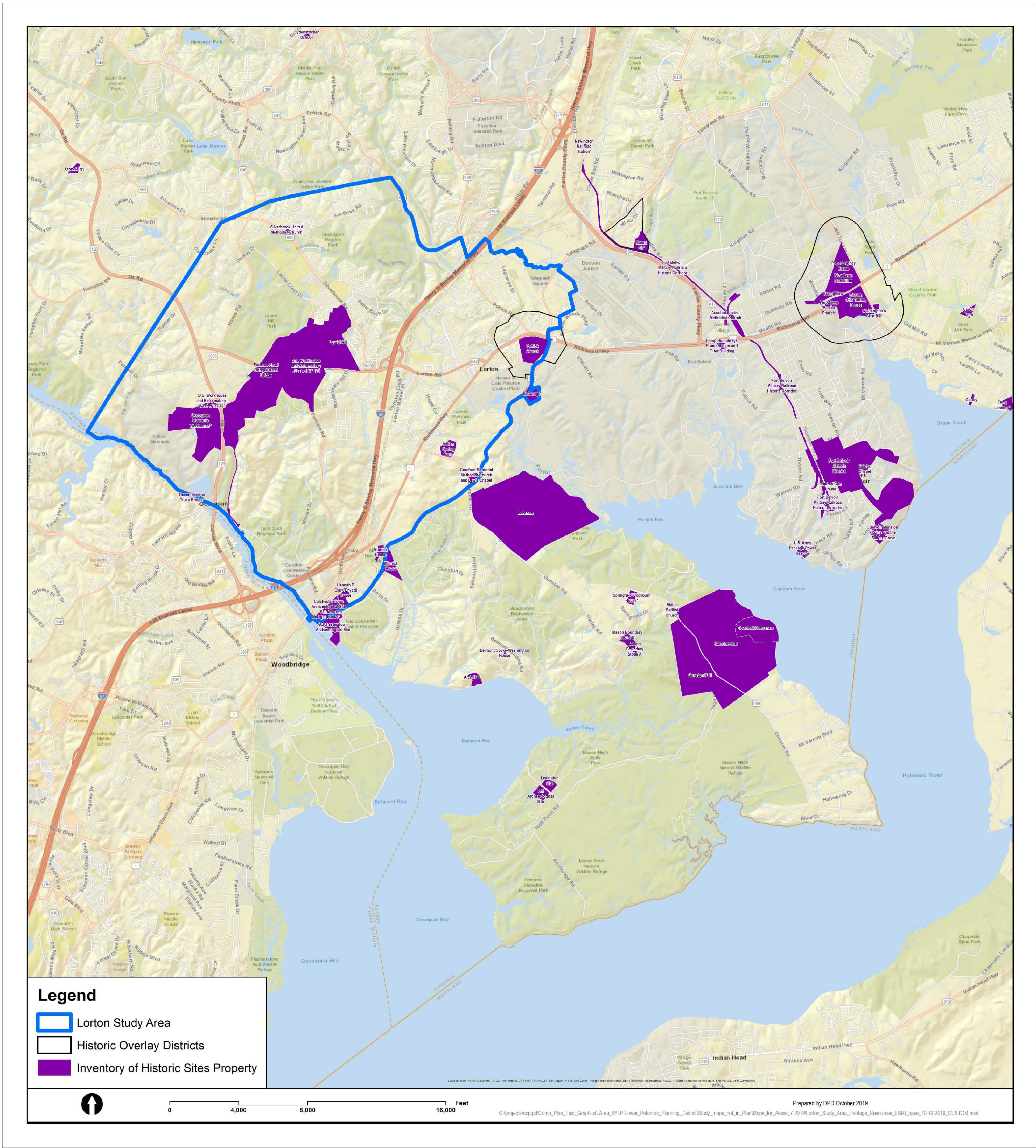
# Heritage Resources

## 26 Heritage Resources

Accotink United Methodist Church	Lebanon
Arch Hall	Lexington Site
Belmost/Cocke-Washington House	Mason Boundary Stone A
Colchester Town Archeological Site	Mason Boundary Stone B
Cranford Memorial Methodist Church and Lewis Chapel	Metzger House
DC Workhouse and Reformatory	Minnick House
Fairfax Arms	Occoquan Iron Truss Bridge
Furnace Road Bridge/Barrel Bridge	Occoquan Women's Workhouse
Gunston Hall	Overlook/Benvenue
Hannah P. Clark/Enyedi House	Pohick Church
Indian Spring Farm	Shiloh Baptist Church
LaGrange	Springfield/Cockburn House
Laurel Hill	Taft Archeological Site

Lorton contains both known and potential heritage resources. The Inventory is open-ended and continues to grow. The county Inventory of Historic Sites includes properties which meet certain eligibility criteria and are officially designated by the county's History Commission. In addition to historic, architectural or archeological significance, property that serves as a focus of community identity and pride may also be recognized.

In the identified area, existing heritage resources include: the Pohick Church Historic Overlay District, sites on the County Inventory of Historic Sites and the former Lorton prison area. The former Lorton prison area has a Memorandum of Agreement (MOA) that treats it as a historic overlay district with review from the county Architectural Review Board. This area includes the Workhouse Arts Center in former prison housing, renovated prison dormitories that are now apartments, new residential dwellings that complement the brick historic buildings and a future retail center within the former maximum-security prison buildings. Additional resources in this area include known and potential archaeological sites.





# Transportation

## Projects Under Construction/Study

- **Gunston Cove Road Walkway from Cranford Street to Amsterdam Street:** Construct approximately 320 feet of 5-foot concrete sidewalk, including curb and gutter and drainage improvements along north side of Gunston Cove Road.
- **Lorton Arts Access Road:** Provide direct access from Lorton Arts to Workhouse Road south of existing entrance near Route 123.
- **Lorton Station Boulevard Bus Stop Improvements:** Install concrete loading pads at bus shelters on Lorton Station Boulevard at Graysons Mill Lane, Grandwind Drive, and Percy Simms Drive.
- **Richmond Highway Bus Shelter at Pohick Road:** Construct bus shelter and loading pad on northbound Richmond Highway at Pohick Road.
- **Pohick Road/Southrun Road Pedestrian Intersection Improvement:** Approximately 400 feet of sidewalk along southeast side of Southrun Road from Rushing Creek Road to Pohick Road and signalized pedestrian crossings at Pohick Road.
- **Atlantic Gateway\*:** Construct approximately 8 miles of new third main line track on CSX's freight corridor between the Franconia/ Springfield VRE Station to the Occoquan River to allow for additional VRE trains and ultimately accommodate the Southeast High Speed Rail (SEHSR) and expanded intermodal and freight rail service.

\*Source: DRPT/VDOT [www.Atlanticgateway.net](http://www.Atlanticgateway.net)

## Recently Completed Transportation Projects

**Silverbrook Road Walkway from Hooes Road to South County High School:** 460 feet sidewalk south of Monacan Road, including connections to existing trails, pedestrian crosswalk, signage, and pavement markings.

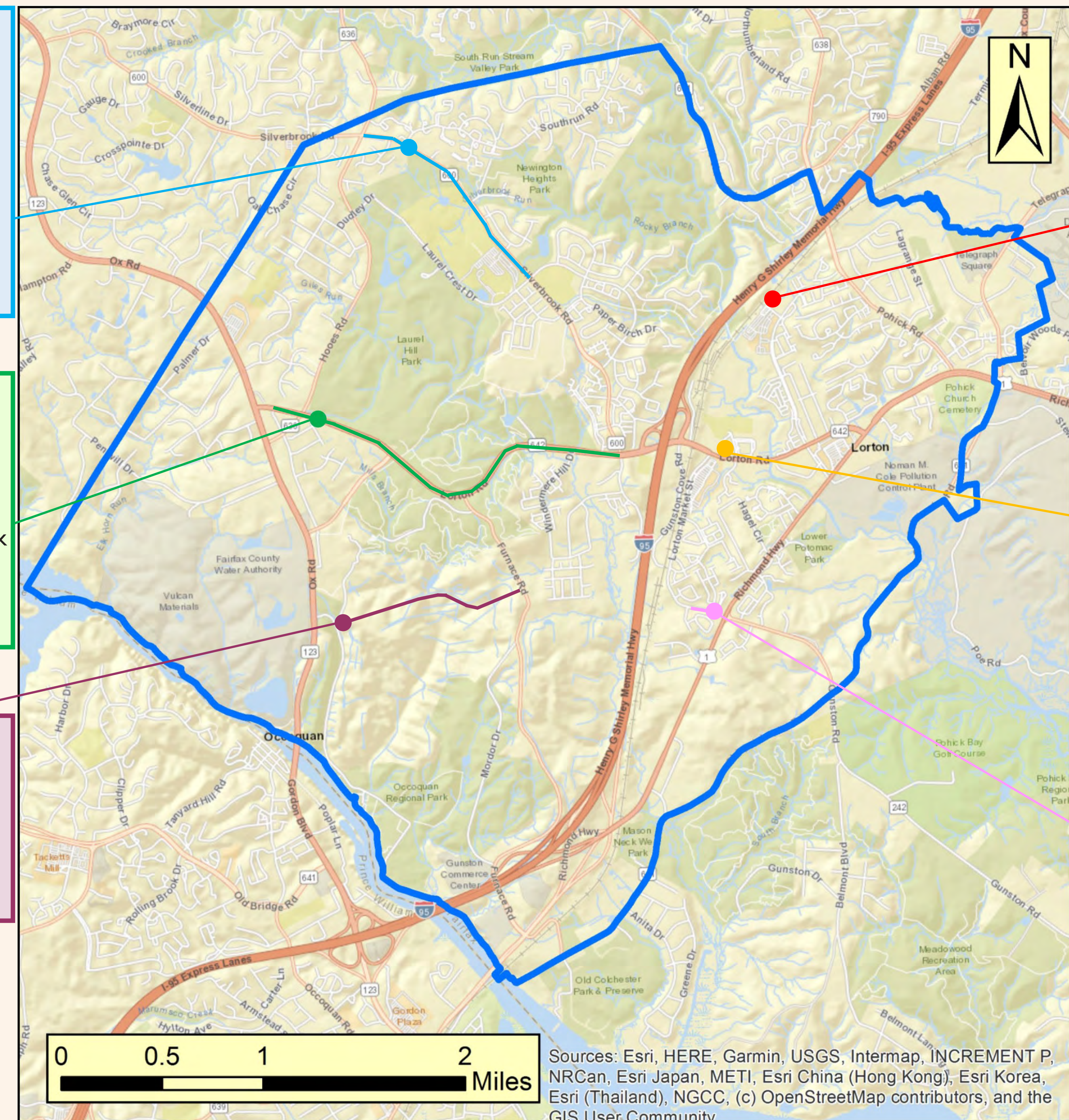
**Lorton Road/Furnace Road from Silverbrook Road to Route 123:** Widened Lorton Road to 4 lanes from Route 123/ Furnace Road to Silverbrook Road and from Route 123/ Lorton Road to Furnace Road.

**Lorton Arts Cross County Trail:** Multi-use trail connecting the Cross County Trail through the Lorton Arts Foundation property.

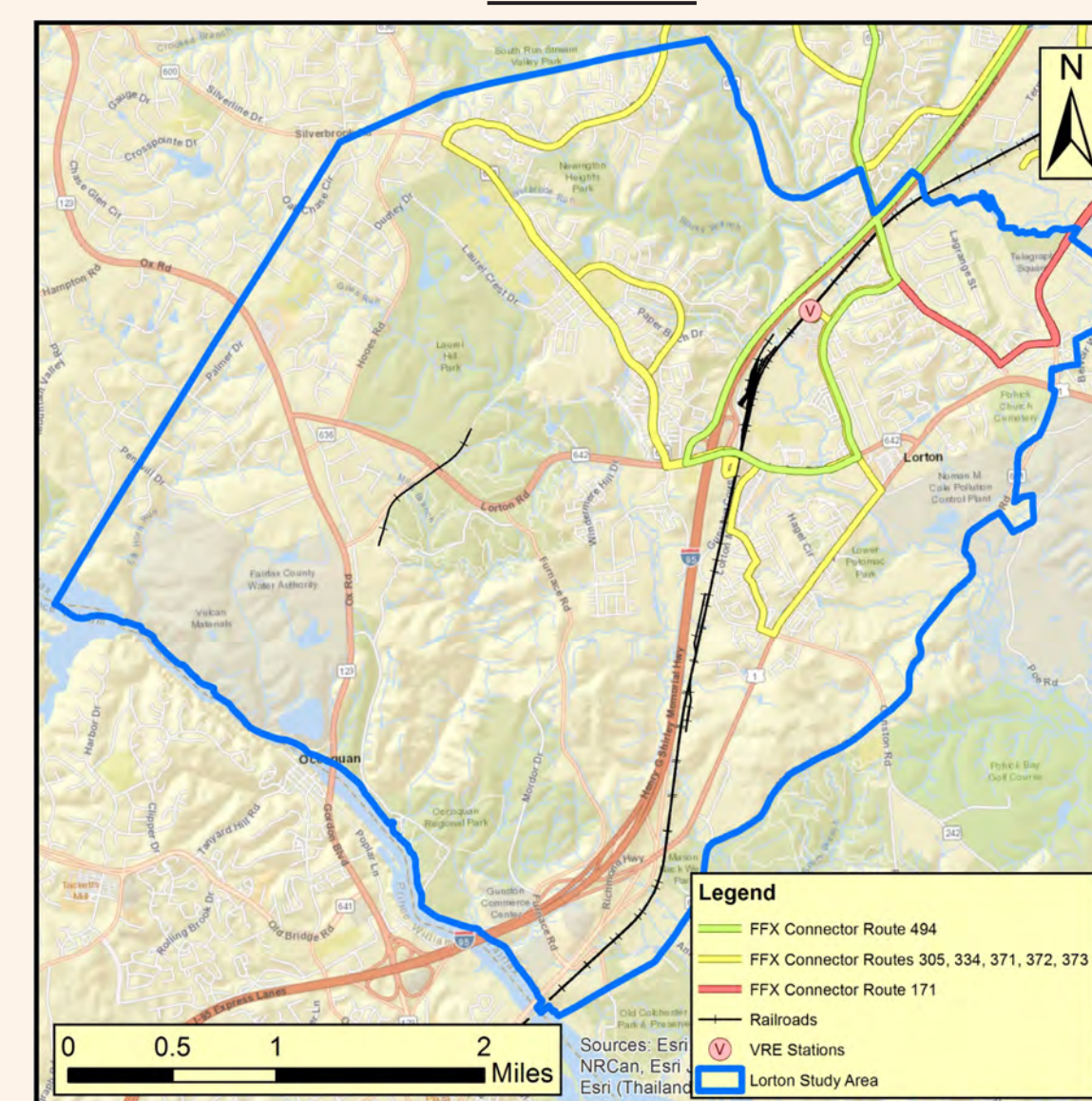
**Lorton VRE Parking Lot Expansion:** Expanded Lorton VRE Park-and-Ride lot by approximately 150 spaces and associated site improvements.

**Lorton Road/Lorton Market Road:** Extended approximately 120 feet of westbound left turn lane on Lorton Road to Lorton Market Lane.

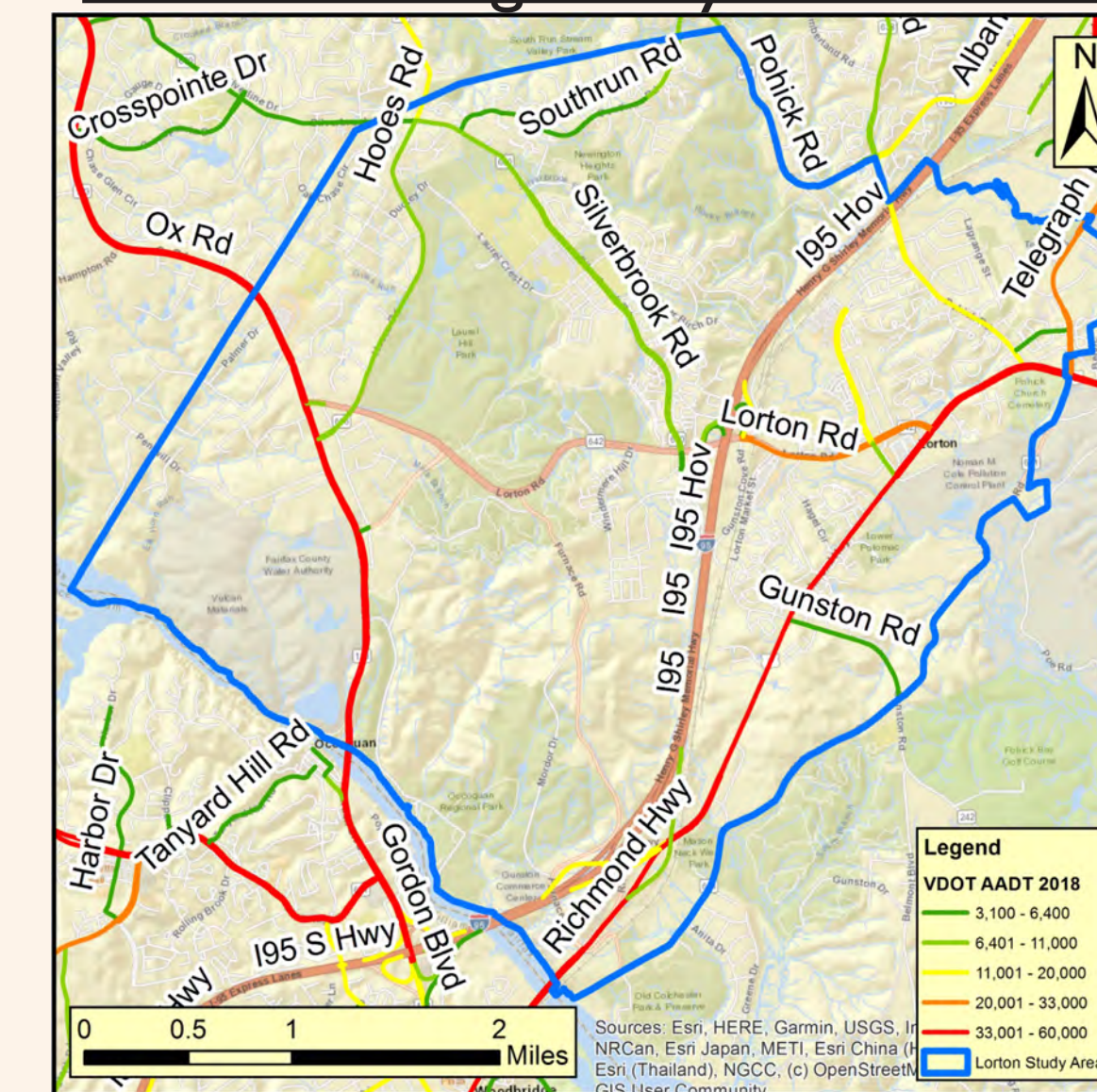
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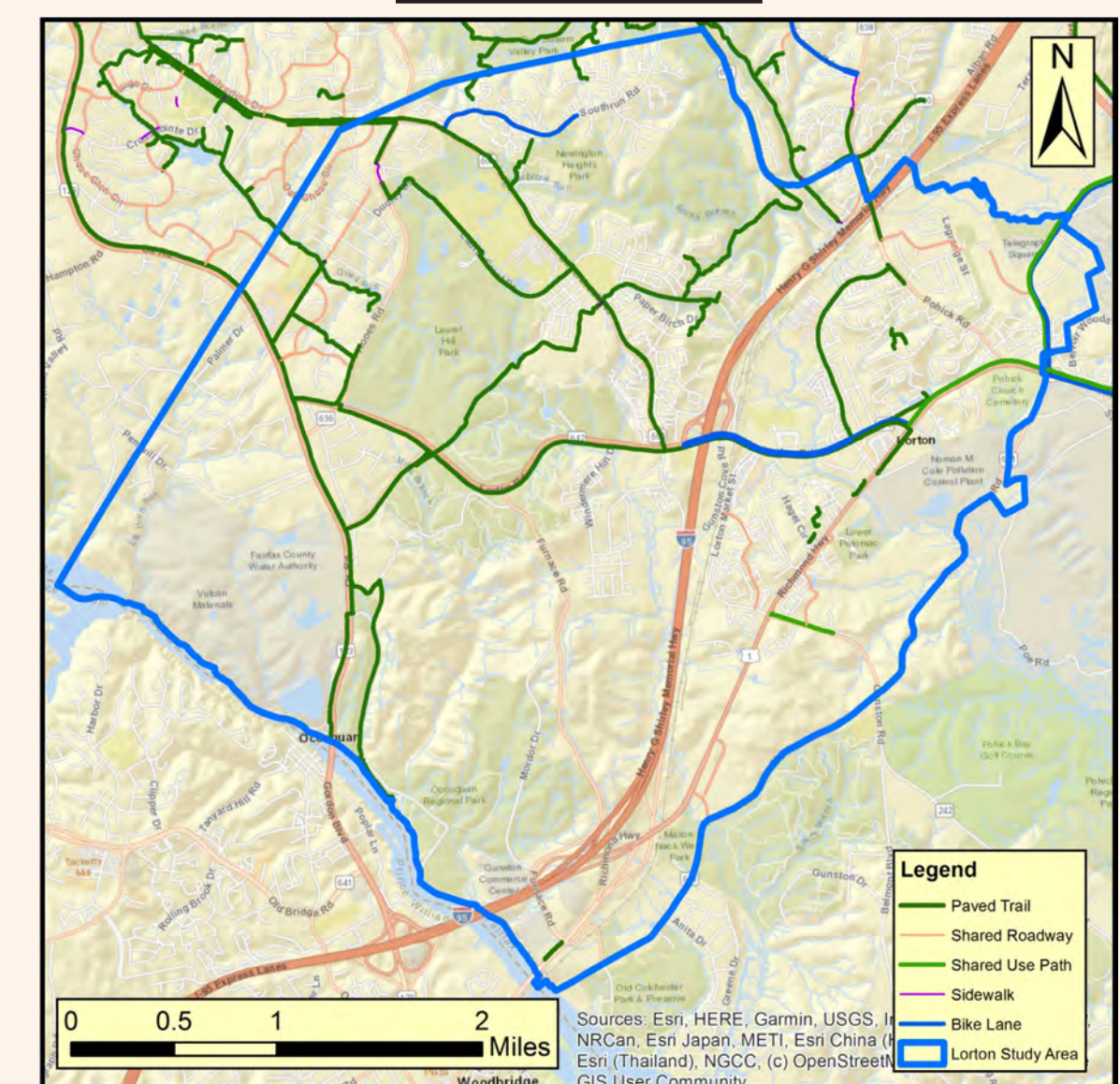
Transit



Annual Average Daily Traffic 2018



Bike & Trails





# Route 1 Multimodal Alternatives Analysis

The Virginia Department of Rail and Public Transportation (DRPT) conducted a study of the Route 1 corridor from the Capital Beltway (Interstate 495) to Woodbridge in Prince William County. Published in January 2015, the study recommended a Bus Rapid Transit (BRT) system to be constructed in three phases in the short term and a three-mile extension of the Metrorail Yellow Line to Hybla Valley in the long term. The Fairfax County Board of Supervisors endorsed the recommendations in May 2015.

The following recommendations are highlighted:

- Widen roadway from four lanes to six lanes where necessary to create a consistent, six-lane cross section along the corridor.
- Create a continuous facility for pedestrians and bicyclists along the 15 mile corridor; the configuration will vary depending upon urban design, right-of-way availability, and other local considerations.

The northern portion of the Richmond Highway Corridor (Capital Beltway to Fort Belvoir) was evaluated as part of the Embark Richmond Highway comprehensive plan amendment, which the Board of Supervisors adopted in March 2018.

South of Fort Belvoir, the study proposed three BRT stations on Richmond Highway. The stations would be located at Pohick Road North, Lorton Station Boulevard, and Gunston Road. Final station locations and designs are subject to further study.

More information about the Route 1 Multimodal Alternatives Analysis can be found at the DRPT website: <http://www.drpt.virginia.gov/transit/planning/route-1-multimodal-alternatives-analysis/>

## DRPT Recommended Phasing for Multimodal Improvements

