

LORTON COMMUNITY CENTER

Community Steering Committee

February 5, 2018

Building Design and Construction Division



COMMUNITY STEERING COMMITTEE

Agenda

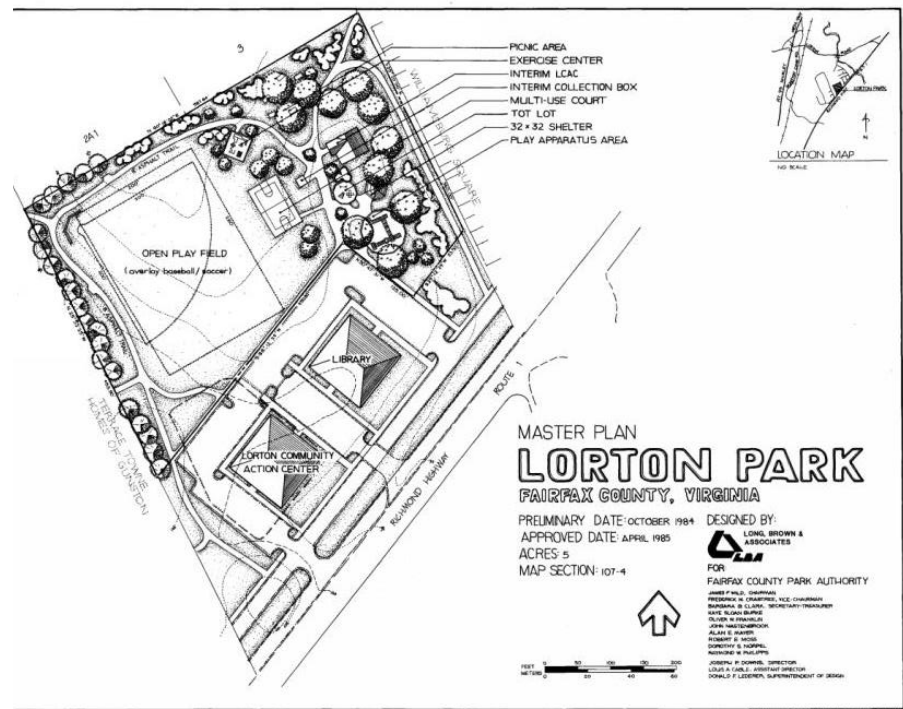
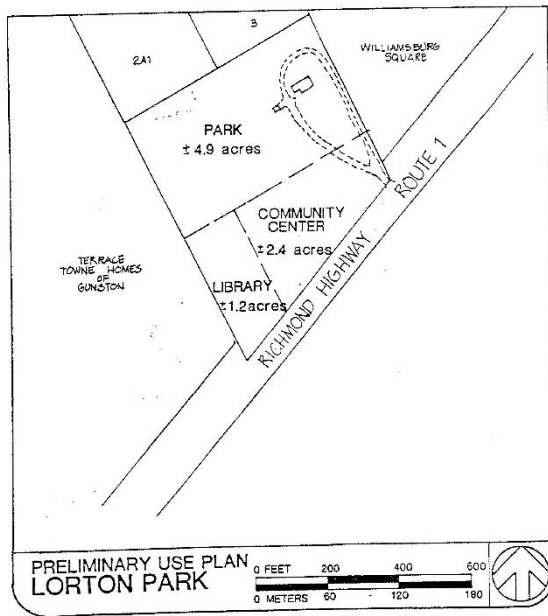
- Background
- Site Selection
- Location based on community to serve
- Fairfax County Owned Sites
- Site Selection Criteria
- Analysis of Site – Matrix
- Summary – Pros and Cons of Site
- Follow up from Last Steering Committee
- Updated Concepts
- Next Steps



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Background

- Park Authority Master Plan 1985
- 2008 Feasibility Study
- November 2016 Bond Referendum - \$18.5 M



Site Selection

- What is the correct location for the Lorton Community Center



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A Community Landscape: The Need for a Lorton Community Center

This profile provides a demographic landscape to support the need for a community center in the Lorton (22079) area. The targeted areas for this profile include Hagel Circle and Shepherd Hill/Williamsburg Square –all of which are identified as the last four digits of their Census Block Group code: 1023 and 1024 respectively. A Block Group is the smallest geographical unit.

The data points that were designated as the criteria for analysis were:

- Population Density
- Median Household Income
- Poverty
- Transportation



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One Fairfax recognizes equity is also an economic imperative.

Economic research shows that **counties with greater social and racial inclusion have:**

- **Stronger and longer periods of economic growth.**
- **Faster per capita income growth.**
- **Increased wages as adults for children who grew up in lower—and higher—income families.**



EQUALITY VERSUS EQUITY



In the first image, it is assumed that everyone will benefit from the same supports. They are being treated equally.



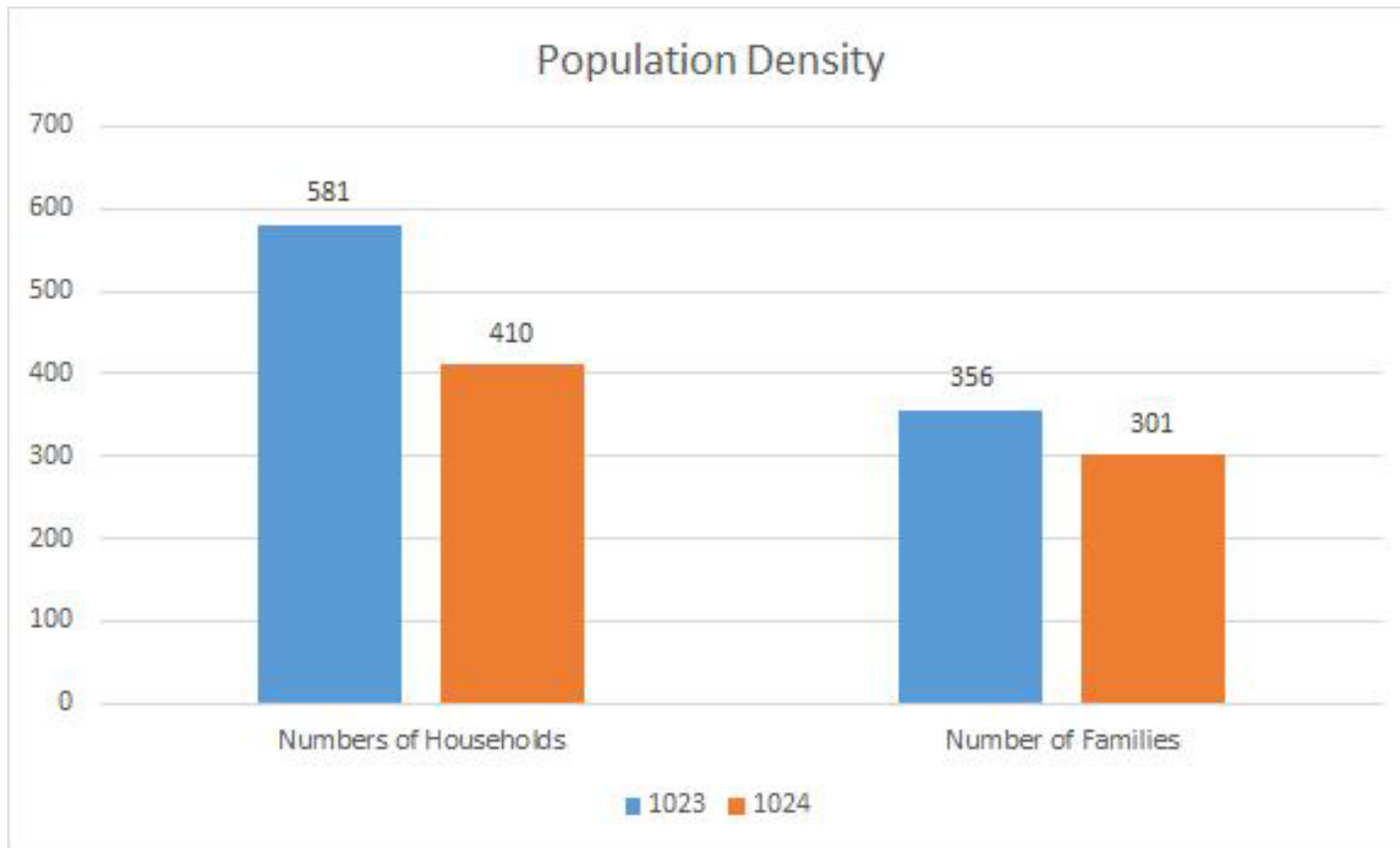
In the second image, individuals are given different supports to make it possible for them to have equal access to the game. They are being treated equitably.



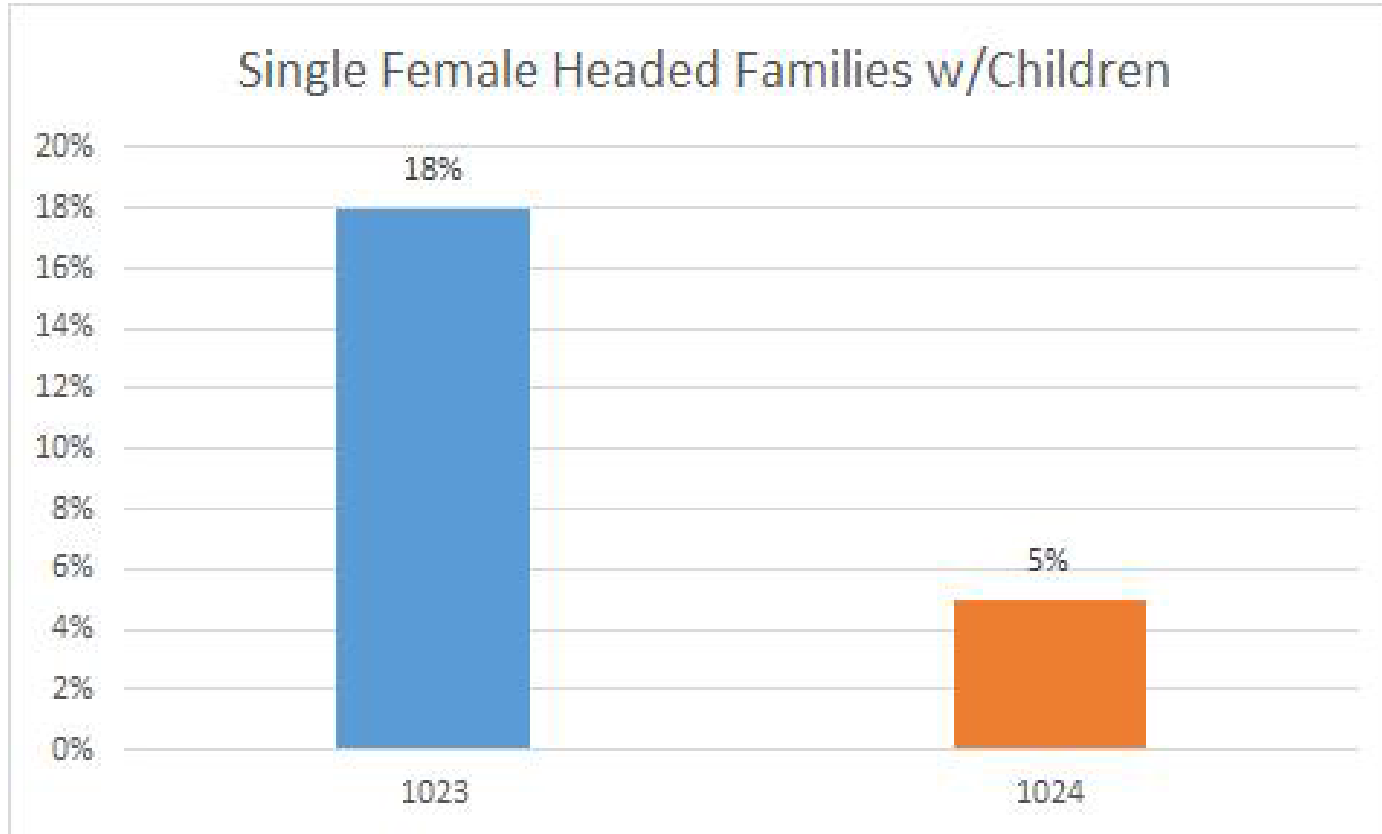
In the third image, all three can see the game without any supports or accommodations because the cause of the inequity was addressed. The systemic barrier has been removed.



Population Density

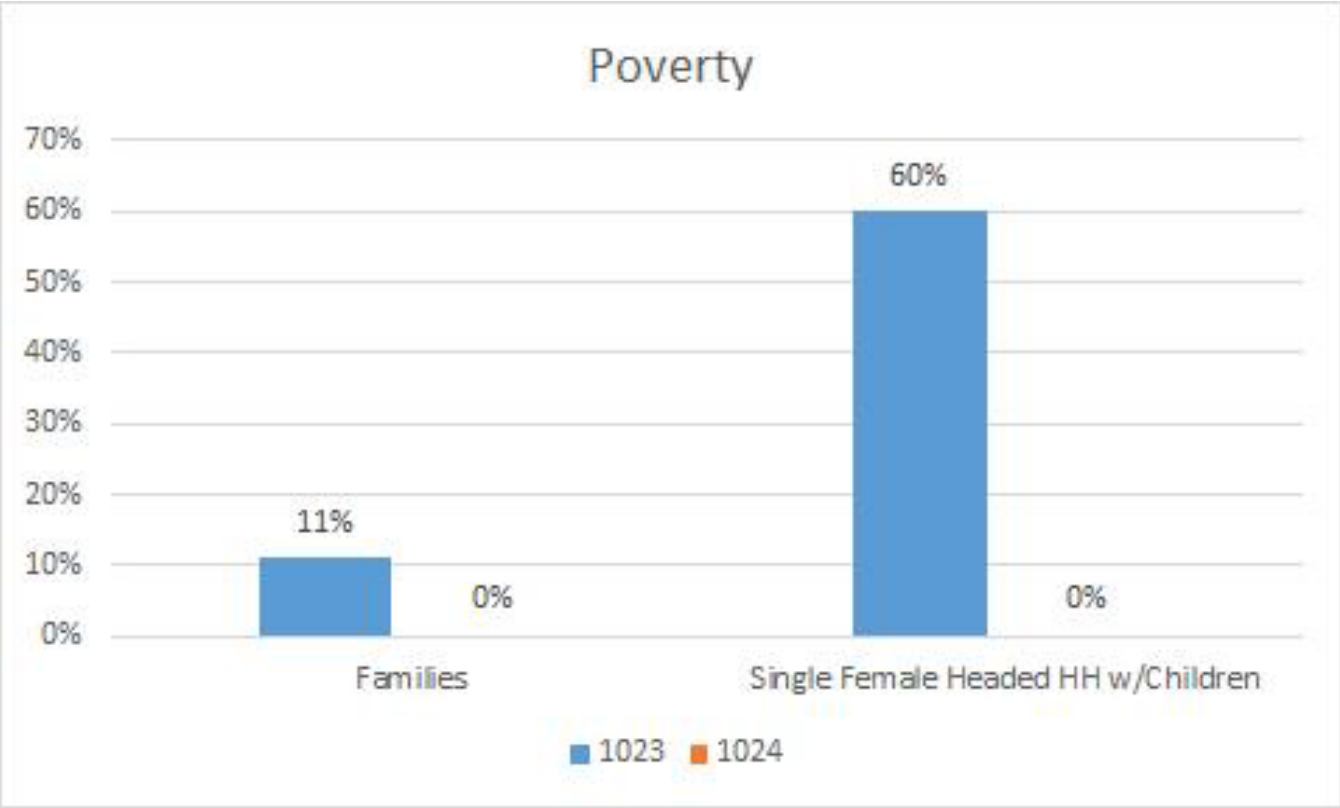


Population Density (by Type)

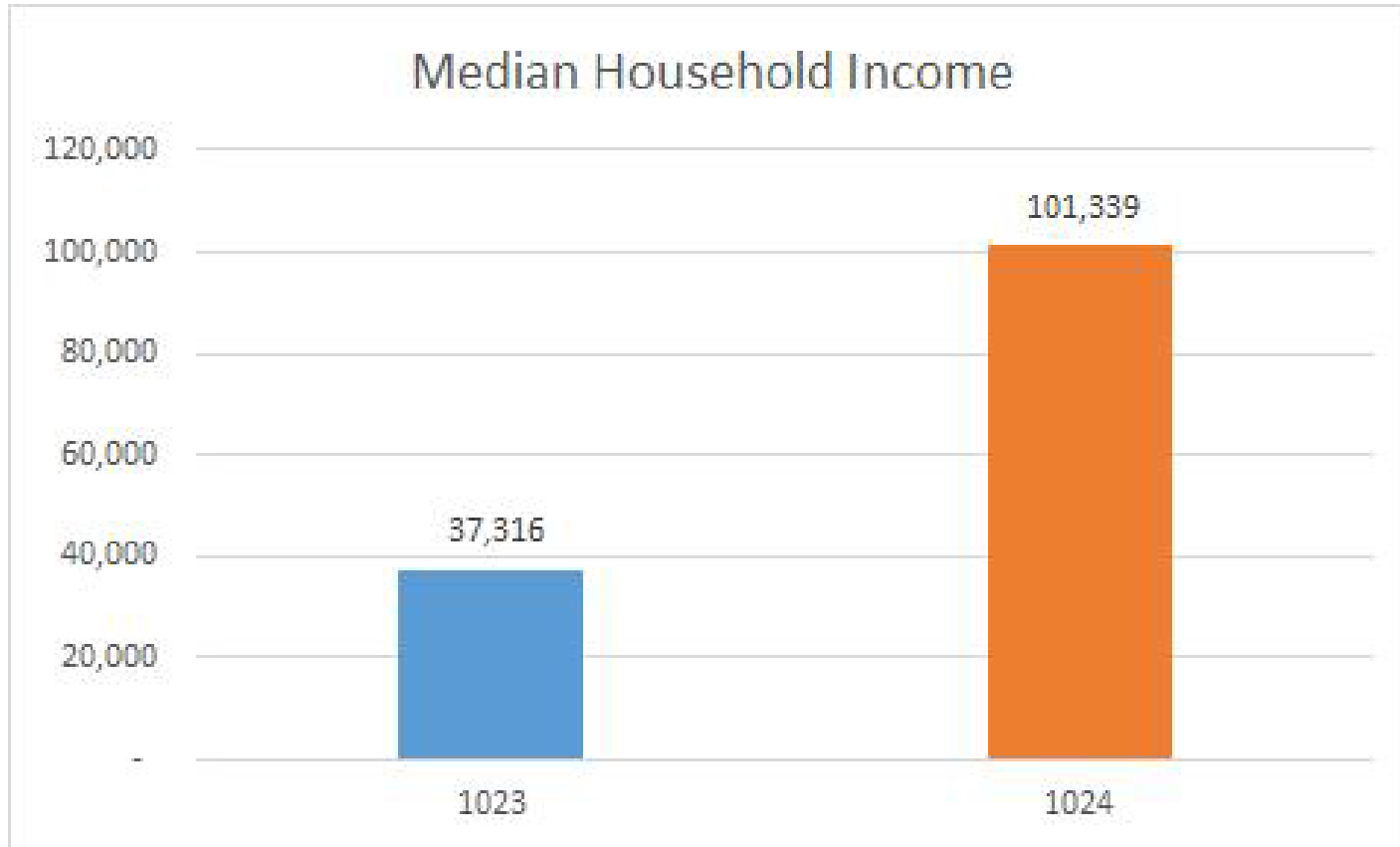


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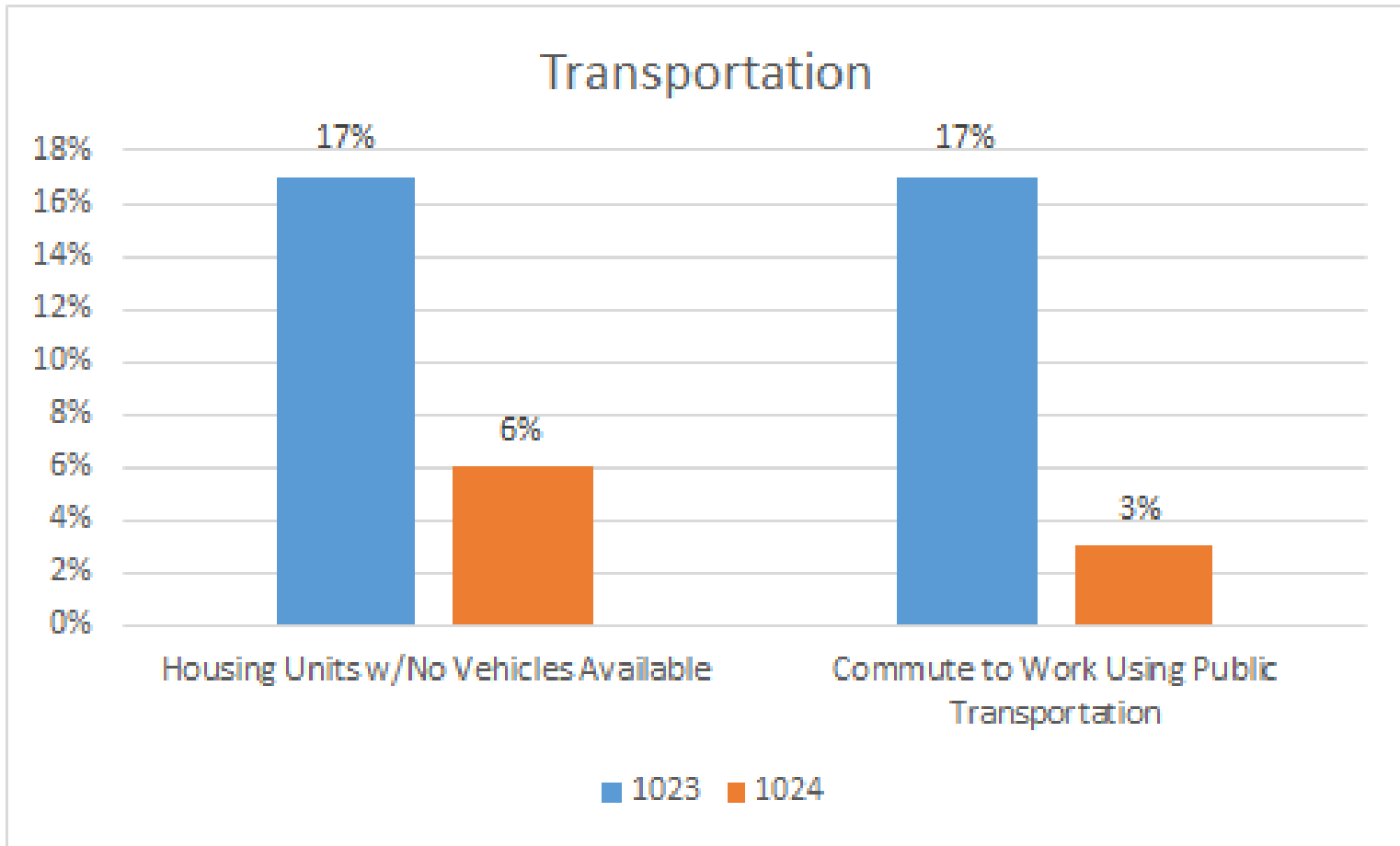
Poverty



Median Household Income

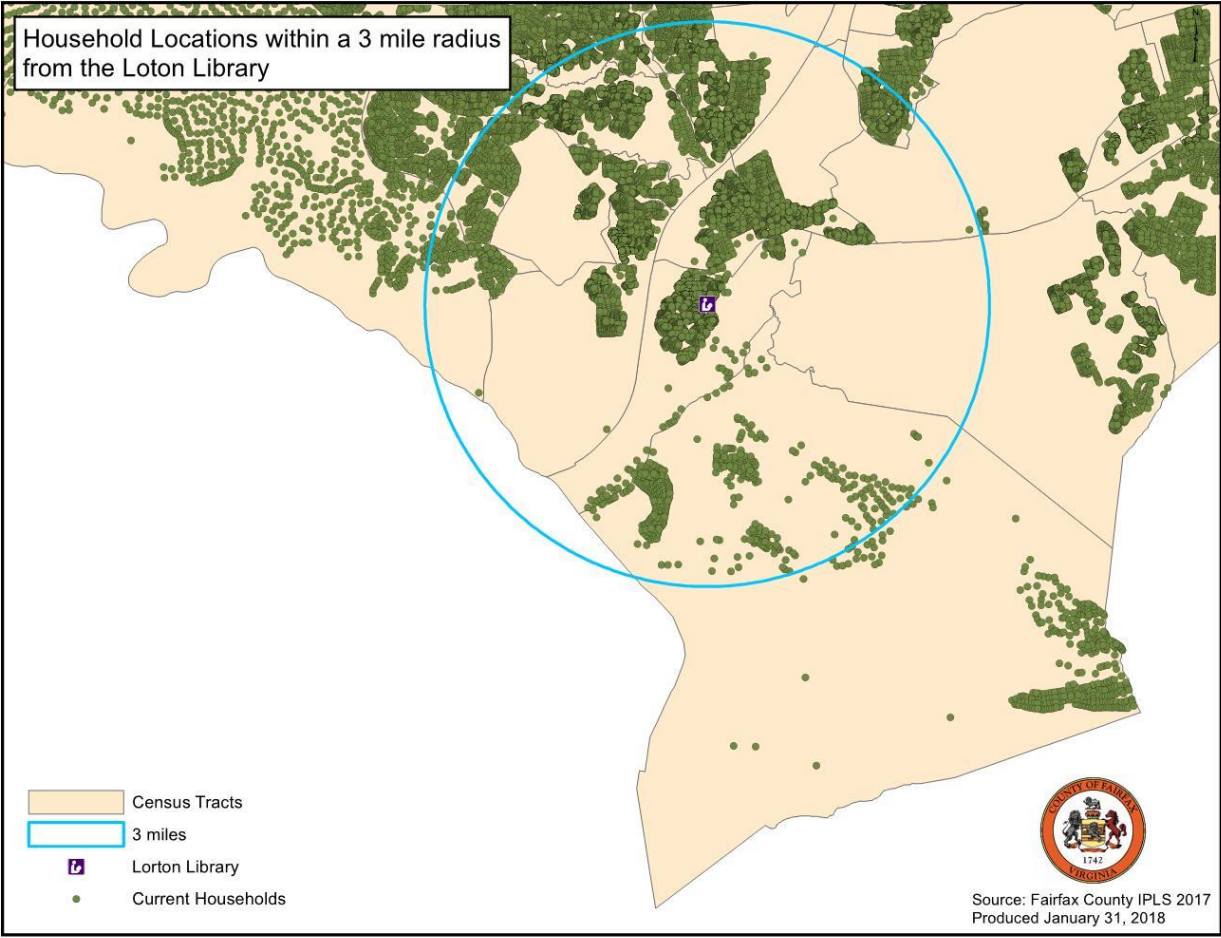


Transportation



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Household Location



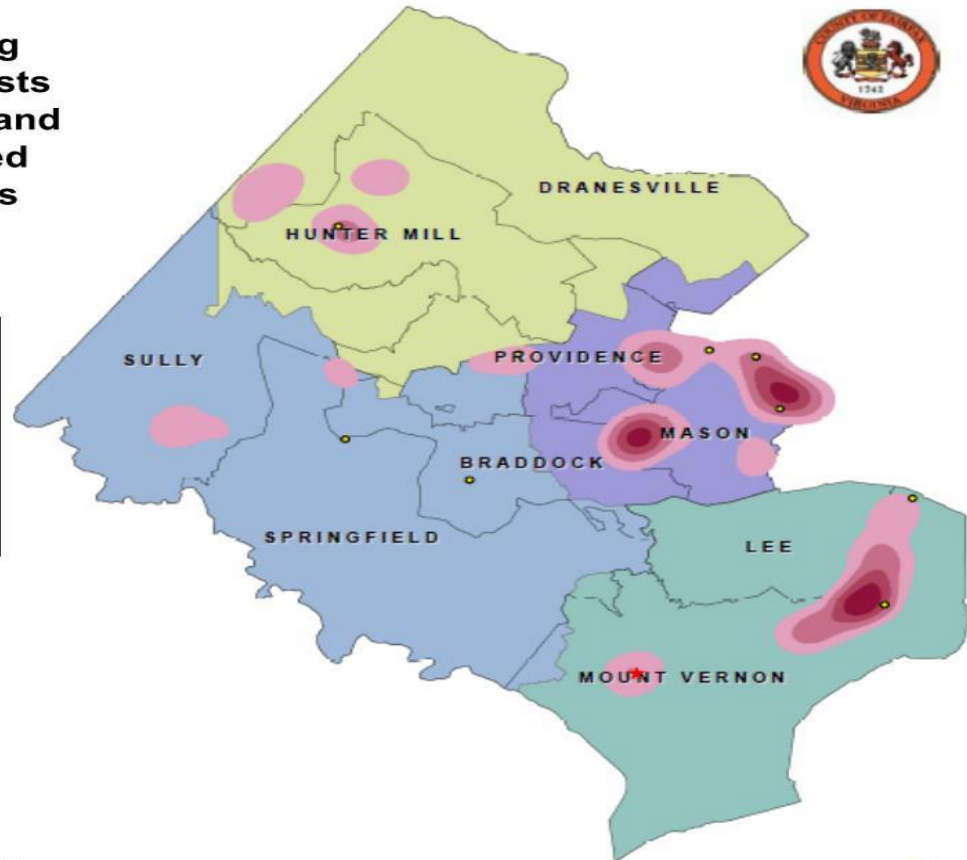
CSP Map

**Coordinated Service Planning
Density of Basic Needs Requests
with Human Services Regions and
Supervisor District Overplayed
with NCS Community Centers**

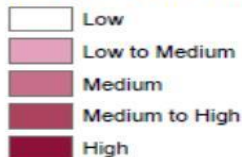
Fairfax County, Virginia



Needs / Open Cases for FY 2017	Zip 22079	Williamsburg Square & Shepherd Hills (1024)	Hagel Circle (1023)	% of total cases in 22079 came from 1023 & 1024
Bus Fare / Gas Money	13	-	5	38%
Emergency Food	98	3	23	27%
Emergency Shelter	59	-	19	32%
Household/Personal Goods	19	3	1	21%
Housing Payment Asst	175	3	42	26%
Medical Expense Asst	8	2	1	38%
Paratransit	4	1	1	50%
Utility Bill Asst	127	3	32	28%
Housing Counseling	14	-	1	7%
	517	15	125	



Density of Basic Needs Requests Calendar Year 2016



● Community Centers ★ Lorton Library

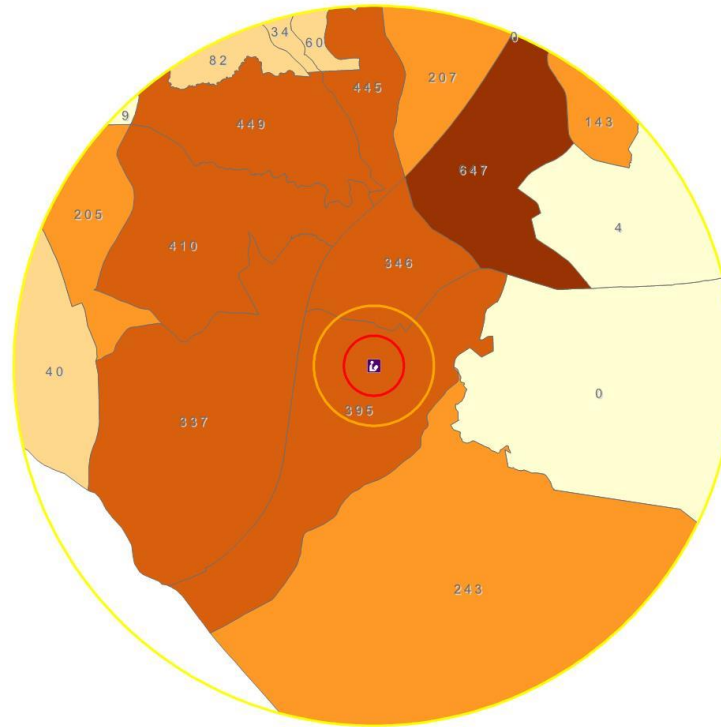


Source: Fairfax County Department of Neighborhood and Community Services
Note: Total Calls includes "homeless" and other addresses which are not mappable.

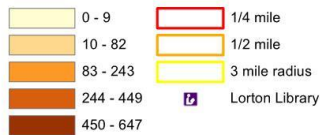


Household over 60

Number of Fairfax County Households
with One or more Persons Age 60 and Over



Number of Households with
Persons Age 60 and Over

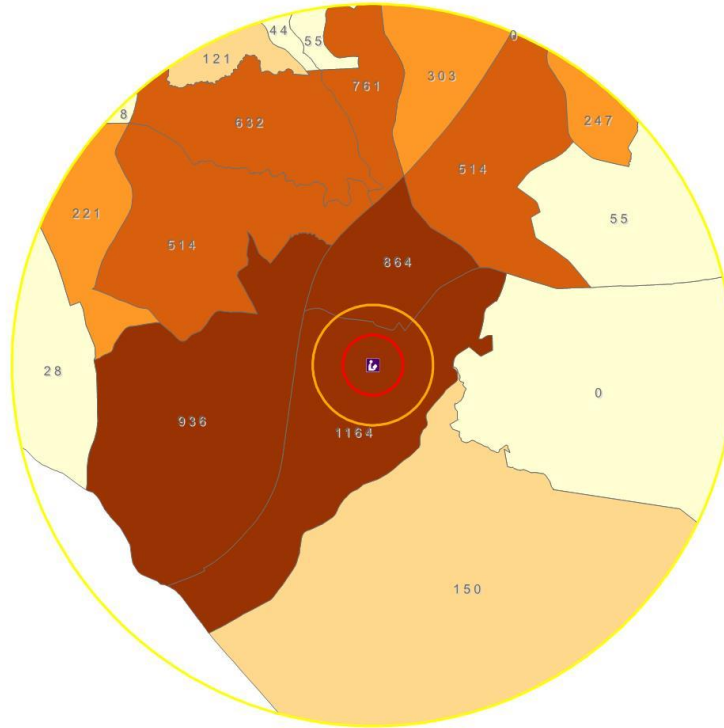


0 0.5 1 Miles
Source: Fairfax County IPLS 2017
and Census 2012-2016
ACS 5-year Estimates
Produced January 31, 2018

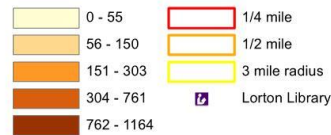


Household under 18

**Number of Fairfax County Households
with One or more Children Under the Age of 18**



**Number of Households with
Persons under the age of 18**



0 0.5 1 Miles
N
Source: Fairfax County IPLS 2017
and Census 2012-2016
ACS 5-year Estimates
Produced January 31, 2018



Fairfax County Owned Sites

- Based on area defined for the community center, County owned sites were identified

Site #1: Lorton Library

Site #2: Noman Cole

Site #3: Park-Tennis Court

Site #4: Lorton Road/Railway
Track



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Site Selection Criteria

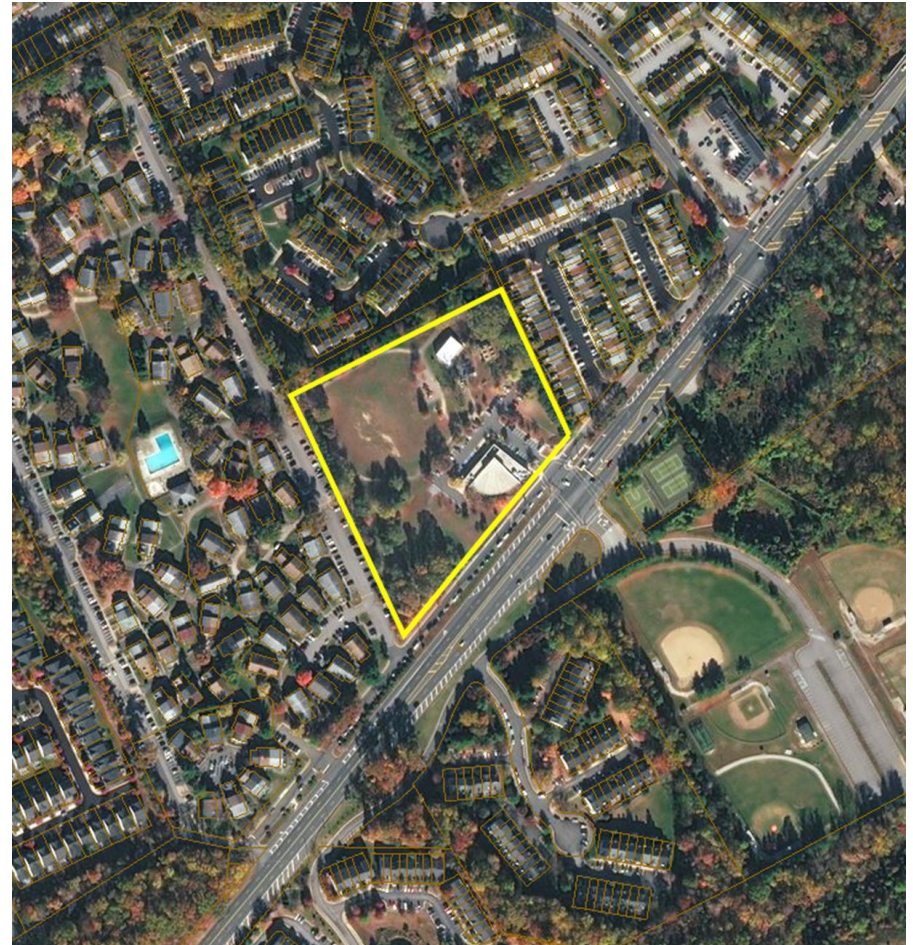
- Cost of Land
- Utilities
- Compatibility with Surrounding Land Use and Other Environmental Characteristics
- Conformance with Comprehensive Plan and Zoning
- Site Characteristics
- Potential Joint Use
- Location to Serve the Community
- Relationship to Community



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Site #1: Library Site

- ± 7 Acres
- BOS owned - \$0
- Utilities are available, room for SWM
- Gas Line Relocation
- Reduction in Green Space
- Surrounding area: Residential
- Comp Plan and R-8 Zoning
- Suitable topography, No RPA
- Synergy: LCAC, Library, Park
- Walkable, bus stop
- Signalized intersection
- Highly visible & Easy Access from Route #1



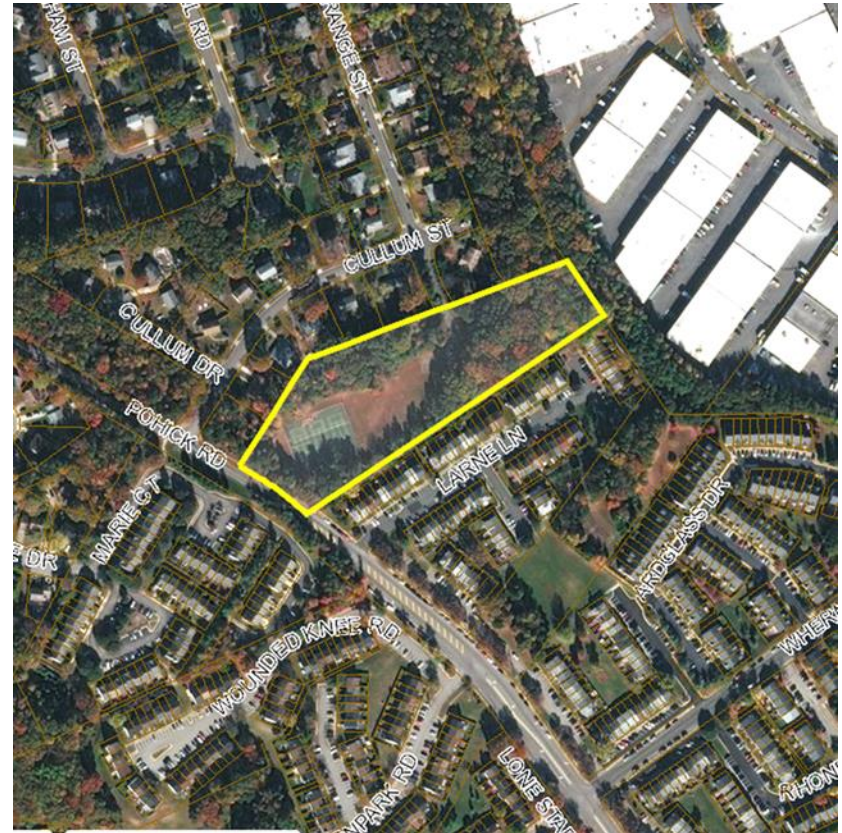
Site #2: Noman Cole Site

- ± 4.5 Ac
- Purchased w/Sewer funds - \$3.9M
- Buffer Area for Noman Cole
- Utilities are available, Underground vault for SWM
- Most residential is across Rt #1
- Comp Plan: Public Use & Buffer Area for Noman Cole
- Contaminated Soils
- Future ROW dedication
- Steep slopes & RPA
- Walkable, Bus stop
- Highly visible & Easy Access from Route #1



Site #3: Park-Tennis Court Site

- ± 5 Ac
- Park Authority owned
- Utilities are available
- Surrounding area: Residential
- Comp Plan: Residential Use
- Tennis Courts
- No RPA, some steep slopes
- Walkable, Bus stop
- Current access through a subdivision street
- Not close to LCAC and Senior Center



Site #4: Lorton Road/Railway Track Site

- ± 39.7 Ac
- BOS owned - \$0
- RPA – Buildable area ± 7.9 Ac
- Utilities are available
- Surrounding area: Residential, elementary school, shopping center
- Comp Plan: Mixed Use with “Town Center” Concept
- Walkable, Bus stop
- Next to railroad
- Not close to LCAC and Senior Center



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Pros and Cons of Site #1: Lorton Library Site

Pros	Cons
No Cost – BOS owned	
	Gas Line through the site
Walkable distance to Community	
No change for LCAC location	
Close to existing Senior Center	
Library onsite for synergy of County Facilities	
Adequate land to accommodate Community Center	
Suitable topography	
Majority of park/green area to remain	Some reduction in park/green area
Signalized Intersection	Increased traffic impacting Service Road
Parking can be shared among multiple facilities	



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Pros and Cons of Site #2: Noman Cole Site

Pros	Cons
BOS owned	\$3.9M (purchased with sewer funds; need to reimburse fund)
	Buildable area may not accommodate Community Center
Walkable distance to Community	Larger Community across RT#1; requires crossing a major road
Splitting the traffic on both sides of Rt#1 may reduce congestion	Portion of the site unsuitable due to RPA and steep slopes
	Future ROW dedication
	LCAC will be relocated
Close to existing Senior Center	Underground Vault for SWM due to small land area
	Contaminated soils



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Pros and Cons of Site #3: Park-Tennis Court Site

Pros	Cons
Park Authority owned	\$2.66M (compensate the Park)
	Not highly visible
	Not off as major roadway as Richmond Highway
Adequate land to accommodate Community Center	
No RPA	Some steep slopes reduce buildable area
Walkable distance to Community	Not as large of direct communities compared to other areas
	Not close to Senior Center and LCAC



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Pros and Cons of Site #3: Lorton Road/Railway Track Site

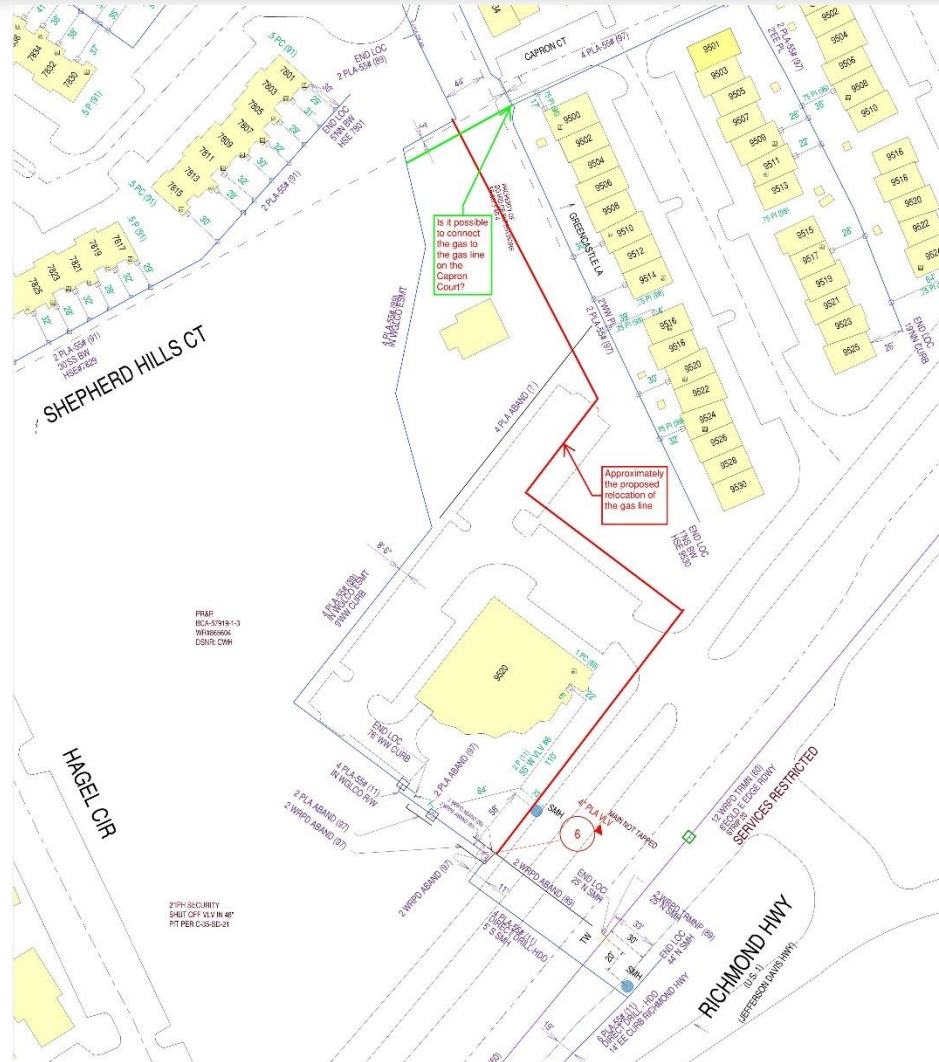
Pros	Cons
No Cost – BOS owned	
Suitable topography	
Large land to accommodate Community Center	
	Next to rail tracks
	Not as large of direct communities compared to other areas
	Not as walkable as other sites
	Not off as major roadway as Richmond Highway
Across from shopping Center and adjacent to elementary school	



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Follow-up from Last Steering Committee

- Gas line relocation on the Lorton Community Library Site



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- Traffic Impact Study



Lorton Community Center
Study Intersections
Fairfax County, Virginia

Figure
3



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- Embark and Impacts



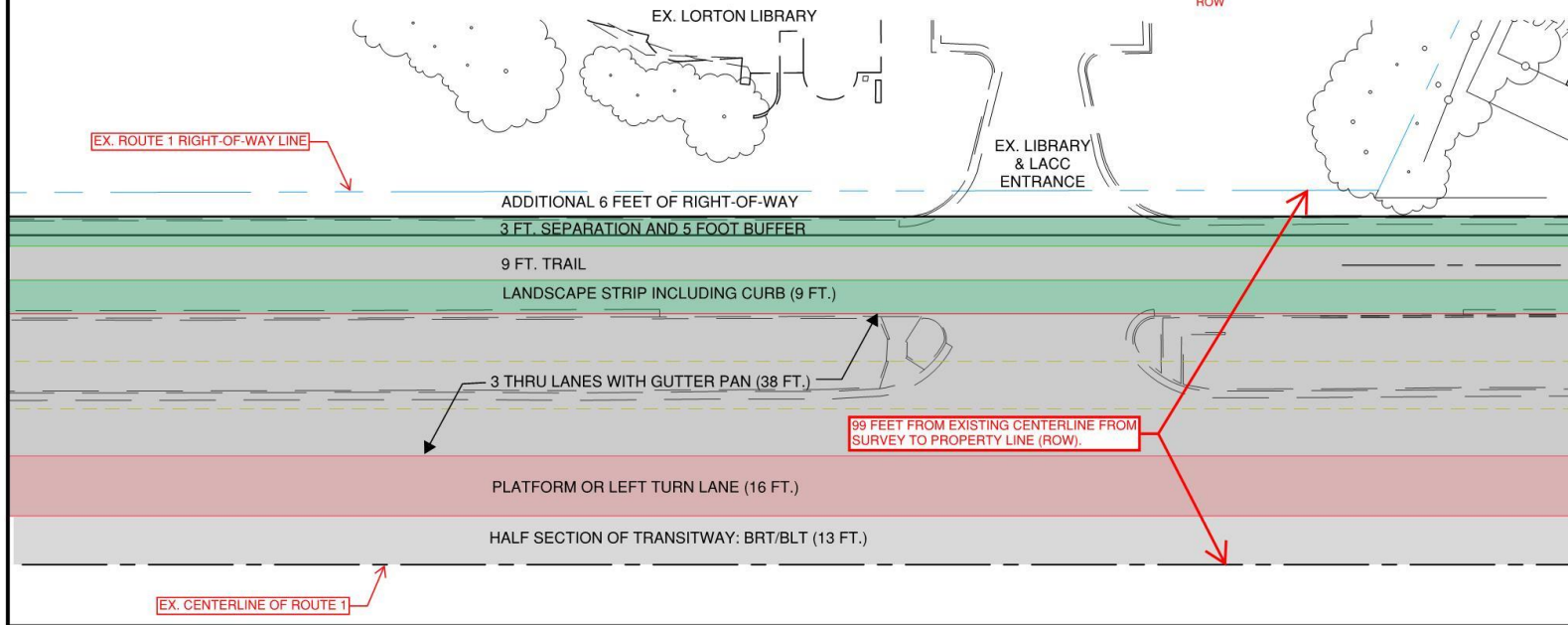
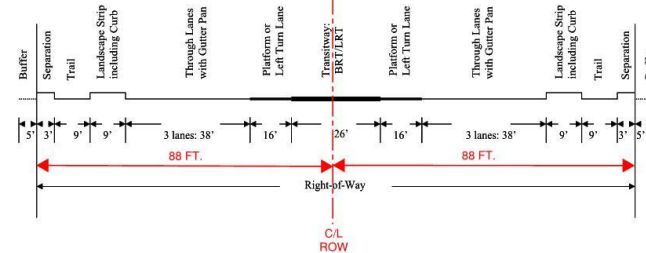
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LORTON COMMUNITY CENTER RICHMOND HIGHWAY (ROUTE 1)

EMBARK/BRT COMPREHENSIVE PLAN REQUIRED RIGHT-OF-WAY
 DATE: 02/01/2018 SCALE: 1"=25' (11X17 SHEET)
 NOTE: TYPICAL SECTION OBTAINED FROM THE FAIRFAX COUNTY
 COMPREHENSIVE PLAN-TRANSPORTATION EXHIBIT. FUTURE WIDENING TO
 MATCH THE BRT REQUIRES REMOVAL OF THE EXISTING SERVICE ROADS.
 ALTHOUGH THE CENTERLINE OF ROUTE 1 IN PLAN VIEW IS FROM THE
 EXISTING SURVEY, THIS DOES NOT CONSTITUTE THAT THE TYPICAL
 SECTION SHOWN HEREON WILL HONOR THE CENTERLINE INDICATED IN
 PLAN VIEW.

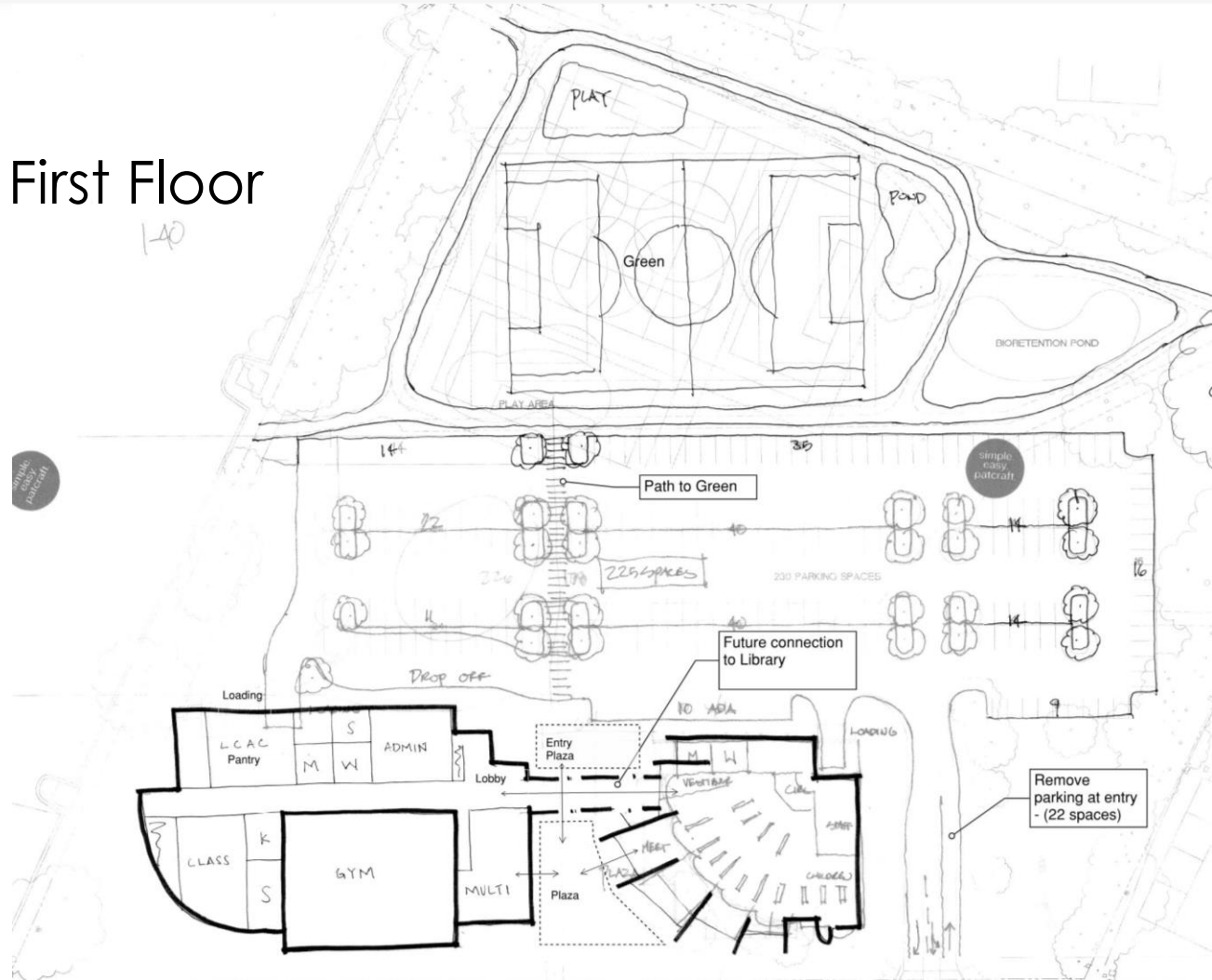
FIGURE 7

Richmond Highway Cross Section
 Including At-Grade Transitway in Center
 (Measurement in Feet)



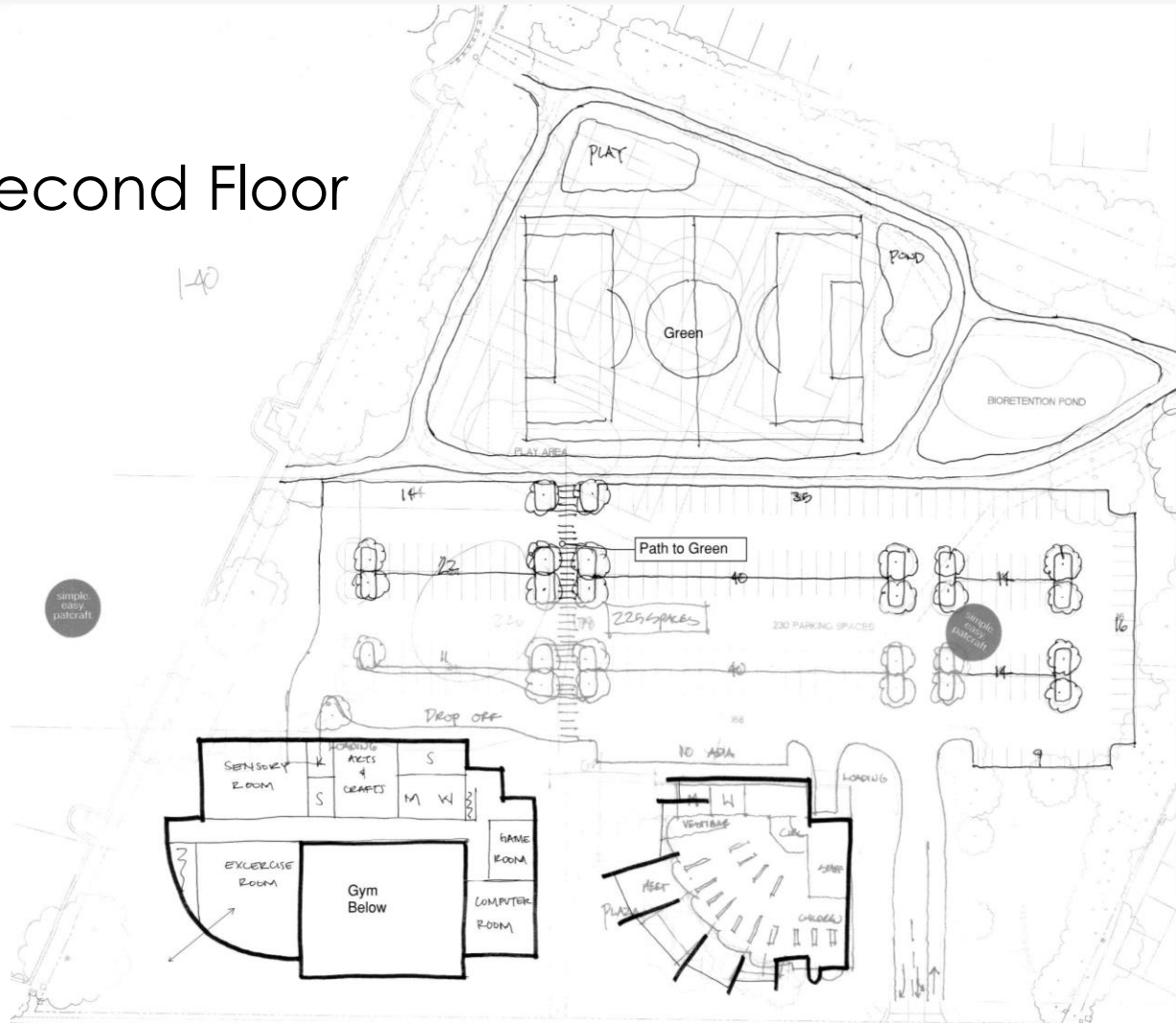
Concept:

Option A - First Floor



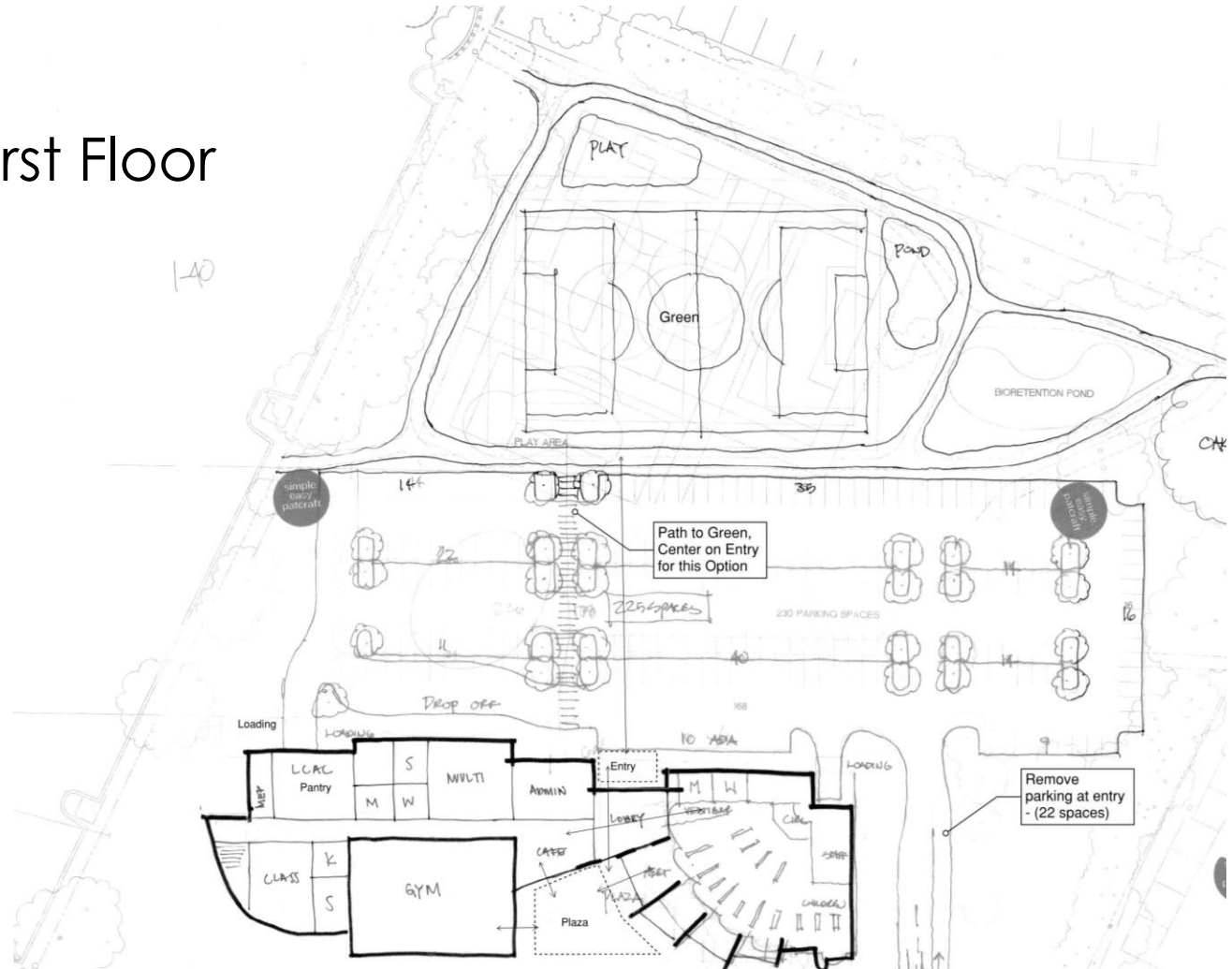
Concept:

Option A - Second Floor



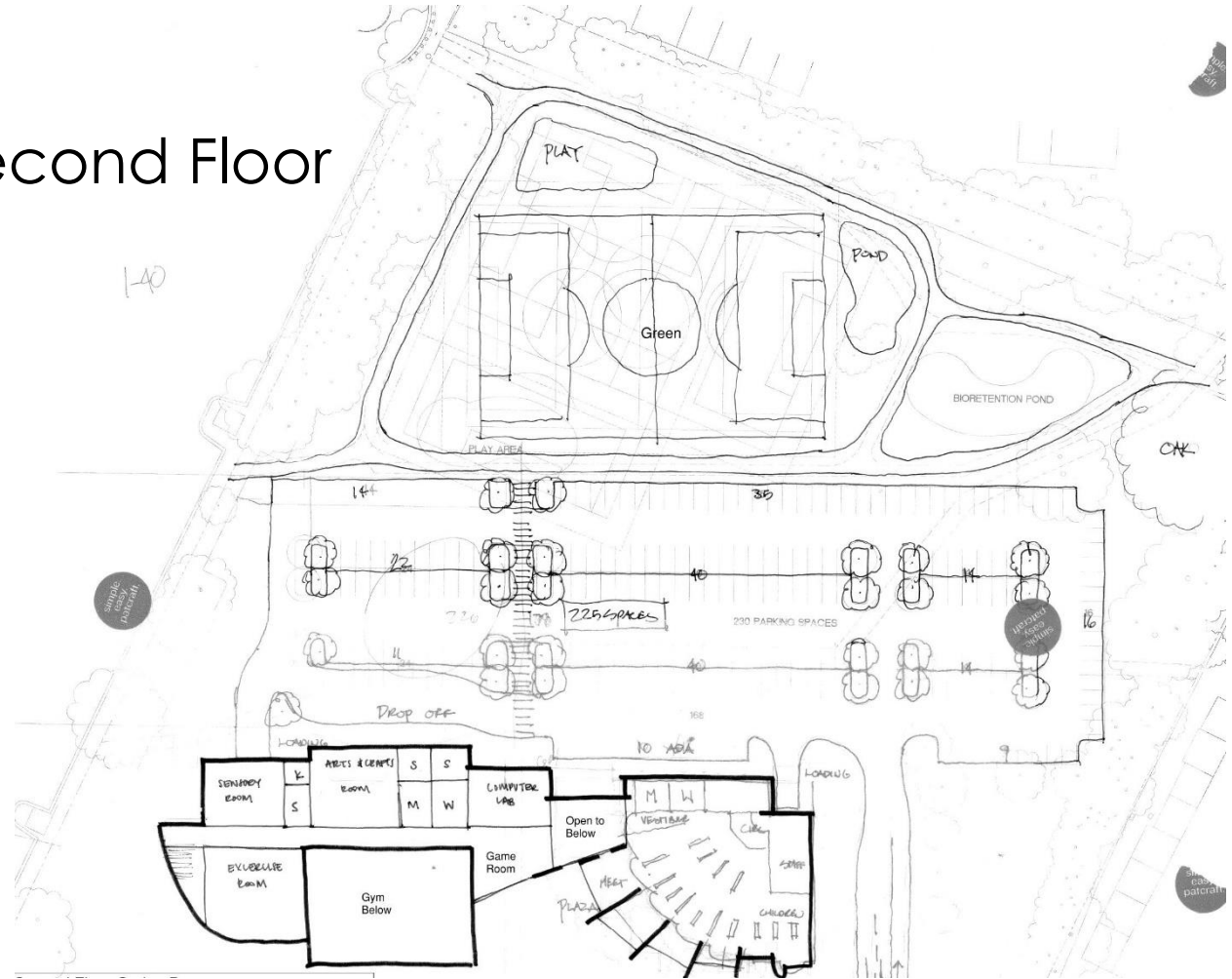
Concept:

Option B - First Floor



Concept:

Option B - Second Floor



Tentative Schedule and Next Steps

- South County Federation Meeting February 13, 2018
- Determine the Site for Lorton Community Center
- Next Steering Committee Meeting
- Concept Design
- Public Meeting

