

LORTON COMMUNITY CENTER

Steering Committee Meeting

March 5, 2018

Building Design and Construction Division



COMMUNITY STEERING COMMITTEE

Agenda

- Fairfax County Community Center Service Area
- Site Selection
- Fairfax County Owned Sites
- Lorton Library Site Concept
- Noman Cole Site Concepts
- Lorton Road/Railway Track Site
- Site Selection Criteria
- Analysis of Site
- Summary – Pros and Cons of each site
- Next Steps



COMMUNITY CENTERS IN FAIRFAX COUNTY

Fairfax County Community Centers offer a safe, structured environment for individuals of all ages, abilities and backgrounds to learn, play and engage with the community around them. Programs provided at each location are as diverse as the needs and interests of the communities they serve. Center space is also available for county residents.

All people and communities have **ACCESS** to the services they need to prosper. Plan for the most challenging population to serve and all within a community will benefit.



Site Selection

- What is the correct location for the Lorton Community Center



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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*

(Eliminated by Steering Committee)

Site #4: Lorton Road/Railway
Track

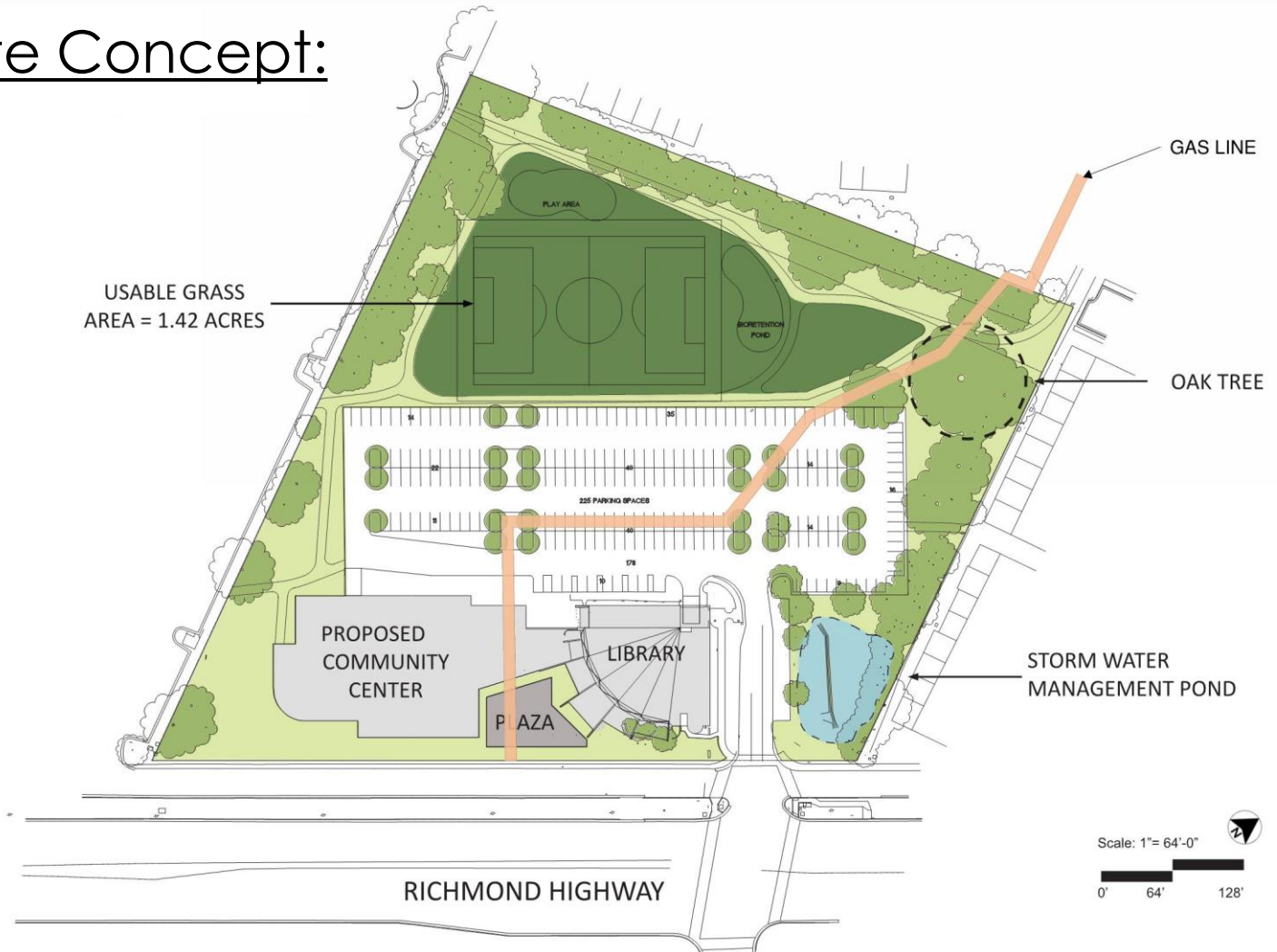


Existing
Lorton Library Site



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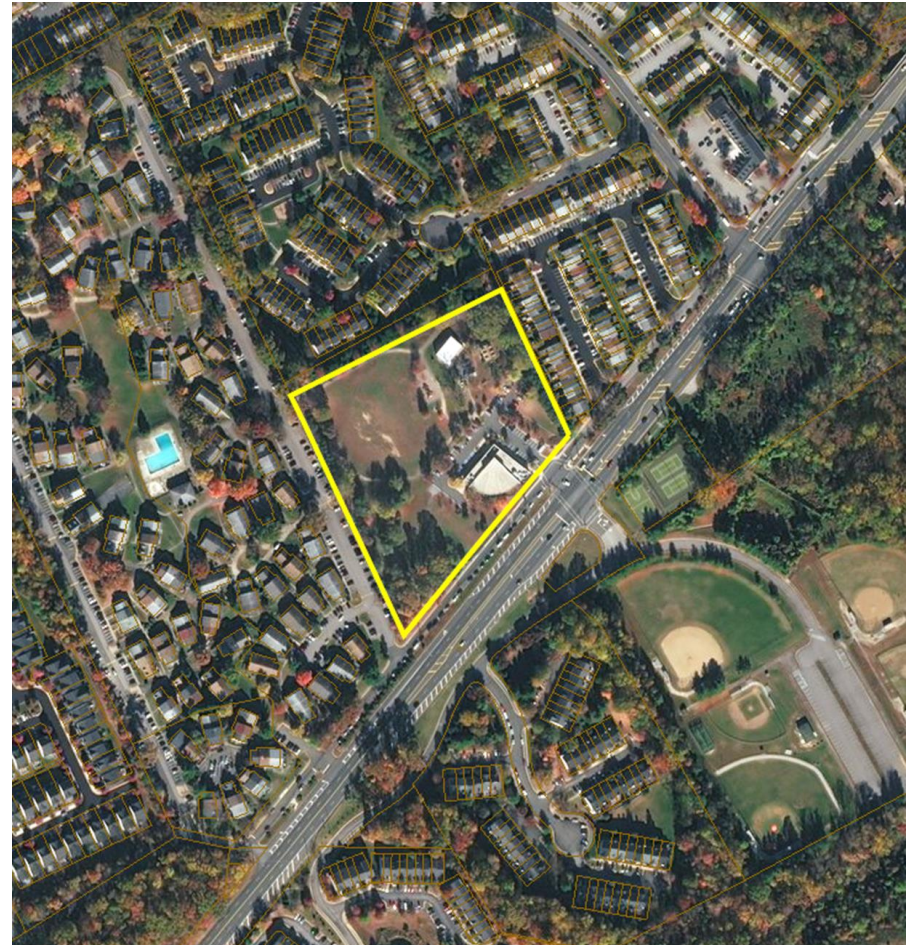
Library Site Concept:



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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



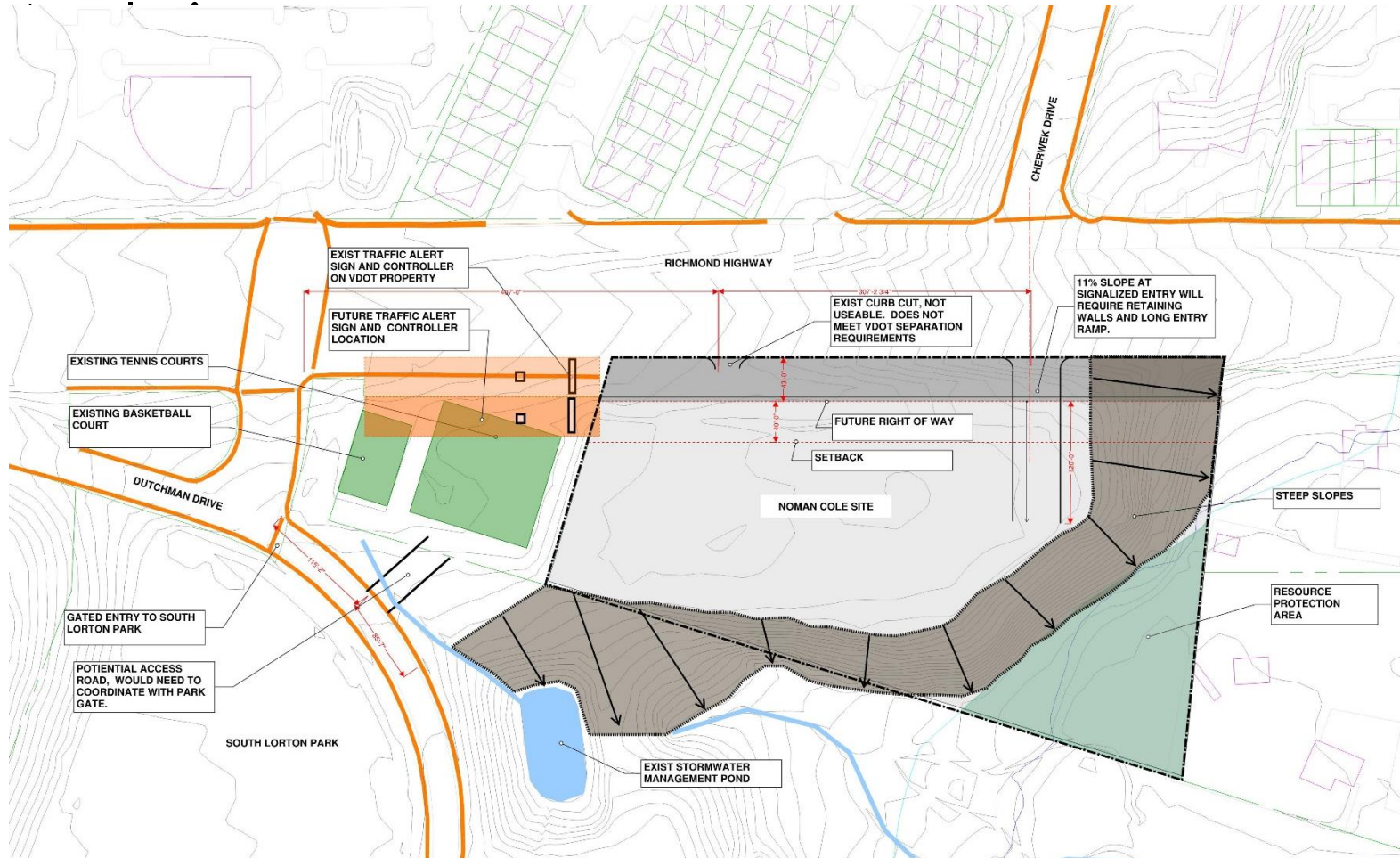
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Pros and Cons of Site #1: Lorton Library Site

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	
	Some reduction in park/green area
Signalized Intersection	Increased traffic impacting Service Road
Parking can be shared among multiple facilities	



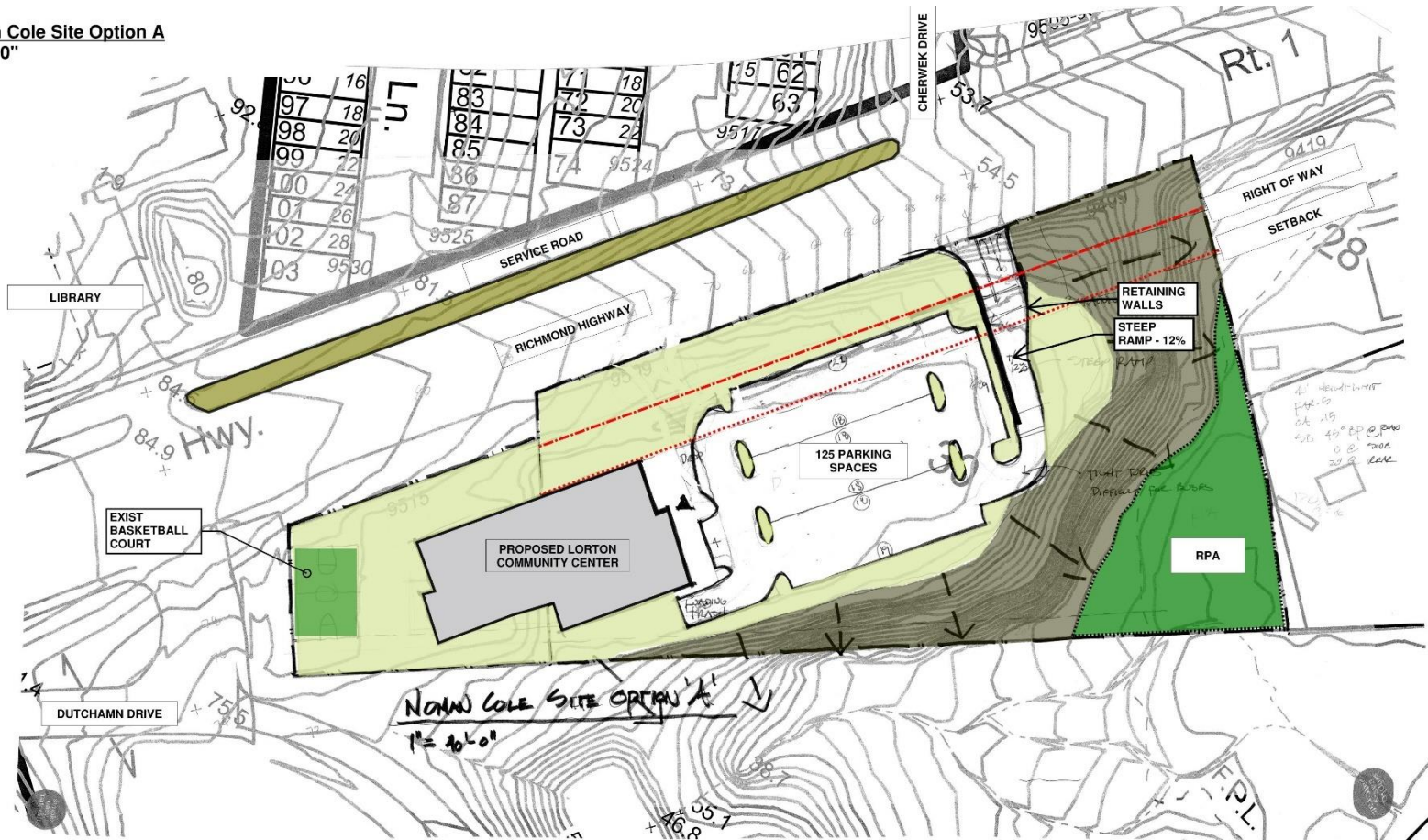
Noman Cole & Tennis Court Existing Site



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Noman Cole Site Concept: Option A

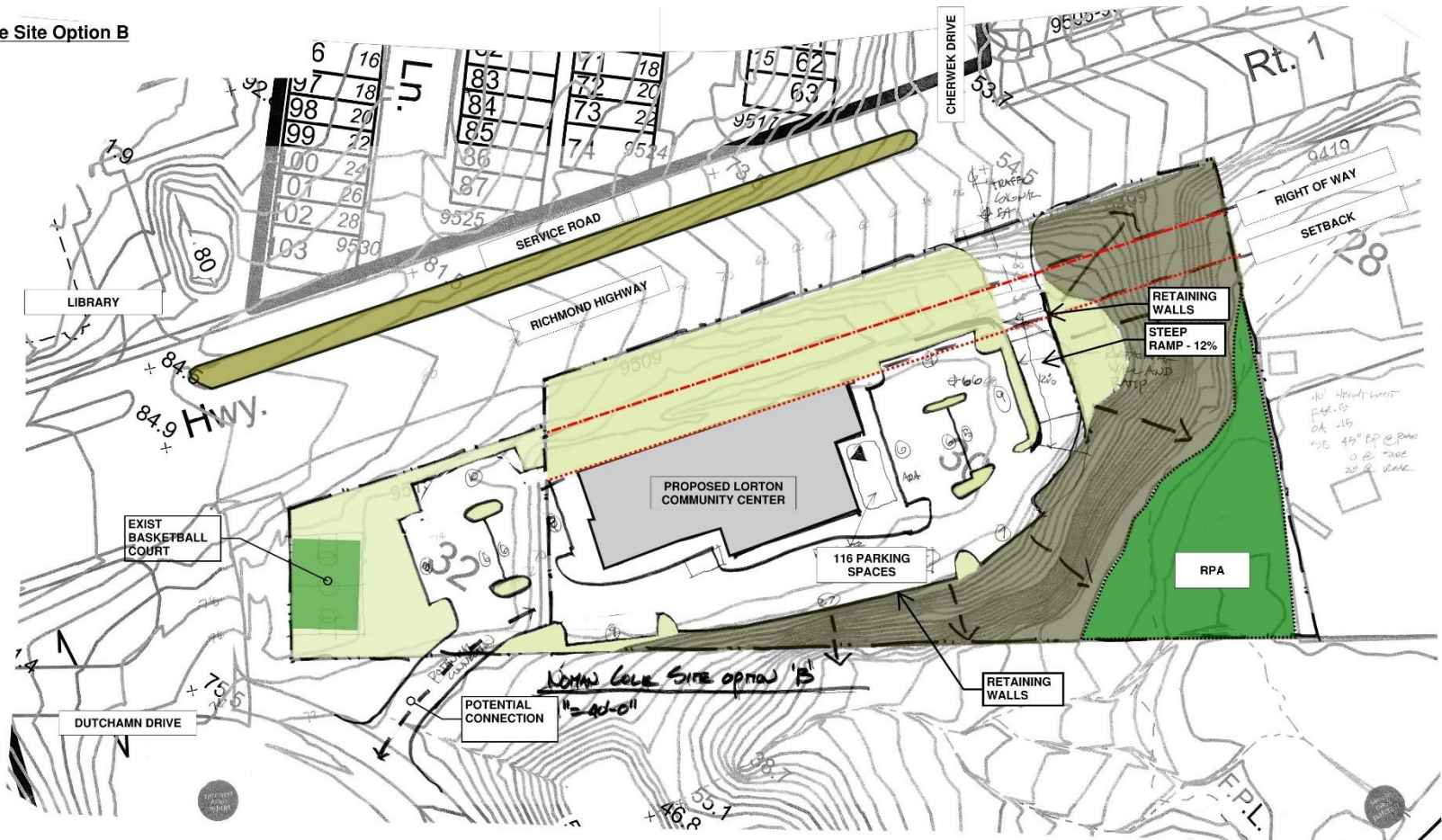
Noman Cole Site Option A
1"=40'-0"



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Noman Cole Site Concept: Option B

Noman Cole Site Option B
1"=40'-0"



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Site #2: Noman Cole Site

- ± 4.5 Ac
- Purchased w/Sewer funds - \$2M (current market value)
- Buffer Area for Noman Cole
- Utilities are available, Underground vault for SWM
- Most residential is across Route #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 #2a: Tennis Court Site

- Adjacent to Noman Cole Site to accommodate full Community Center
- ± 0.84 Ac
- Purchased w/Sewer funds - \$275,000 (current market value)
- Buffer Area for Noman Cole
- Currently two tennis courts and a basketball court



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Pros and Cons of Site #2: Noman Cole & Tennis Court Site

Pros	Cons
BOS owned	\$2M + \$275K (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 and a pedestrian bridge
Splitting the traffic on both sides of Rt#1 may reduce congestion	Portion of the site unsuitable due to RPA and steep slopes
2 Entrances; one from Route #1, the other one from ball fields	Future ROW dedication
Synergy with park and ball fields	LCAC will be relocated
Close to existing Senior Center	Underground Vault for SWM due to small land area
	Contaminated soils



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 #4: 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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Major Considerations for all 3 Sites

- Lorton Library Site
 - Synergy with Library and Park
 - Reduction in green space
 - Possible use for the majority of the citizens
- Noman Cole Site
 - Requires about \$4M extra funding
 - Requires full BOS approval
 - DPWES Director does not recommend (Future Noman Cole Expansion)
- Lorton Road/Railway Track Site
 - Next to the railroad
 - Require a proffer condition amendment and final development plan amendment
 - Requires relocation of LCAC



Tentative Schedule and Next Steps

- Determine the Site for Lorton Community Center
- Next Steering Committee Meeting
- Concept Design
- Public Meeting



Questions???

Comments...

