LORTON COMMUNITY CENTER
South County Federation Meeting
February 13, 2018
Agenda

- Background
- Site Selection
- Location based on community to serve
- Fairfax County Owned Sites
- Lorton Library Site Concepts
- Noman Cole Site Concepts
- Site Selection Criteria
- Analysis of Site
- Summary – Pros and Cons of each site
- Next Steps
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
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 (Hagel Circle) and 1024 (Shepherd Hills and Williamsburg Square) 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
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.
Population Density

![Population Density Chart]

- Numbers of Households:
  - 1023: 581
  - 1024: 410

- Number of Families:
  - 1023: 356
  - 1024: 301
Population Density (by Type)

- Single Female Headed Families w/Children
  - 1023: 18%
  - 1024: 5%
Poverty
Median Household Income

- 1023: 37,316
- 1024: 101,339
Transportation

- Housing Units with No Vehicles Available: 17%
- Commute to Work Using Public Transportation: 17%

- 17% in 1023
- 6% in 1024
- 3% in 1024

Legend:
- Blue: 1023
- Orange: 1024
Household Location

Household Locations within a 3 mile radius from the Lorton Library

- Census Tracts
- 3 miles
- Lorton Library
- Current Households

Source: Fairfax County IPLS 2017
Produced January 31, 2018
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

<table>
<thead>
<tr>
<th>Needs / Open Cases for FY 2017</th>
<th>Zip 22079</th>
<th>Williamsburg Square &amp; Shepherd Hills (1024)</th>
<th>Hagel Circle (1023)</th>
<th>% of total cases in 22079 came from 1023 &amp; 1024</th>
</tr>
</thead>
<tbody>
<tr>
<td>Medical Expense Assit</td>
<td>13</td>
<td>1</td>
<td>1</td>
<td>38%</td>
</tr>
<tr>
<td>GS Case / GS Money</td>
<td>15</td>
<td>1</td>
<td>1</td>
<td>38%</td>
</tr>
<tr>
<td>Emergency Food</td>
<td>15</td>
<td>1</td>
<td>1</td>
<td>38%</td>
</tr>
<tr>
<td>Emergency Shelter</td>
<td>30</td>
<td>1</td>
<td>1</td>
<td>38%</td>
</tr>
<tr>
<td>HUD and VHFA/ Section 8</td>
<td>19</td>
<td>1</td>
<td>1</td>
<td>38%</td>
</tr>
<tr>
<td>Housing Payment Assit</td>
<td>175</td>
<td>1</td>
<td>1</td>
<td>38%</td>
</tr>
<tr>
<td>Medicaid Expense Assit</td>
<td>8</td>
<td>2</td>
<td>1</td>
<td>38%</td>
</tr>
<tr>
<td>PrimTransit</td>
<td>4</td>
<td>1</td>
<td>1</td>
<td>38%</td>
</tr>
<tr>
<td>Utility Bill Assit</td>
<td>177</td>
<td>1</td>
<td>1</td>
<td>38%</td>
</tr>
<tr>
<td>Housing Counseling</td>
<td>34</td>
<td>1</td>
<td>1</td>
<td>38%</td>
</tr>
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</table>

Density of Basic Needs Requests
Calendar Year 2016

Source: Fairfax County Department of Neighborhood and Community Services
Note: Total Calls includes "homeless" and other addresses which are not mappable.
Household over 60
Household under 18
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

  (Eliminated by Steering Committee)
Existing Site Plan
Library Site Concept:

- Usable Grass Area = 1.42 Acres
- Gas Line
- Oak Tree
- Storm Water Management Pond
- Proposed Community Center
- Library
- Plaza
- Richmond Highway

Scale: 1" = 64'-0"
Noman Cole & Tennis Court Existing Site
Noman Cole Site Concept: Option A

[Diagram of Noman Cole Site Option A with annotations]
Noman Cole Site Concept: Option B
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
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 - $2M (current market value)
- 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 #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
Pros and Cons of Site #1: Lorton Library Site

<table>
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<tr>
<th>Pros</th>
<th>Cons</th>
</tr>
</thead>
<tbody>
<tr>
<td>No Cost – BOS owned</td>
<td>Gas Line through the site</td>
</tr>
<tr>
<td>Walkable distance to Community</td>
<td></td>
</tr>
<tr>
<td>No change for LCAC location</td>
<td></td>
</tr>
<tr>
<td>Close to existing Senior Center</td>
<td></td>
</tr>
<tr>
<td>Library onsite for synergy of County Facilities</td>
<td></td>
</tr>
<tr>
<td>Adequate land to accommodate Community Center</td>
<td></td>
</tr>
<tr>
<td>Suitable topography</td>
<td>Some reduction in park/green area</td>
</tr>
<tr>
<td>Signalized Intersection</td>
<td>Increased traffic impacting Service Road</td>
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<tr>
<td>Parking can be shared among multiple facilities</td>
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### Pros and Cons of Site #2: Noman Cole & Tennis Court Site

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<td>Buildable area may not accommodate Community Center</td>
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<td>Community Center</td>
<td>Larger Community across RT#1; requires crossing a major road and a pedestrian bridge</td>
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<td>Walkable distance to Community</td>
<td>Portion of the site unsuitable due to RPA and steep slopes</td>
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<td>Splitting the traffic on both sides of</td>
<td>Future ROW dedication</td>
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<td>Rt#1 may reduce congestion</td>
<td>LCAC will be relocated</td>
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<tr>
<td>2 Entrances; one from Route #1, the other</td>
<td>Underground Vault for SWM due to small land area</td>
</tr>
<tr>
<td>one from ball fields</td>
<td>Contaminated soils</td>
</tr>
<tr>
<td>Synergy with park and ball fields</td>
<td></td>
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<td>Close to existing Senior Center</td>
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LORTON COMMUNITY CENTER
COMMUNITY STEERING COMMITTEE

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Building Design and Construction Division
Questions???

Comments...