

LORTON COMMUNITY CENTER

South County Federation Meeting

February 13, 2018

Building Design and Construction Division



COMMUNITY STEERING COMMITTEE

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

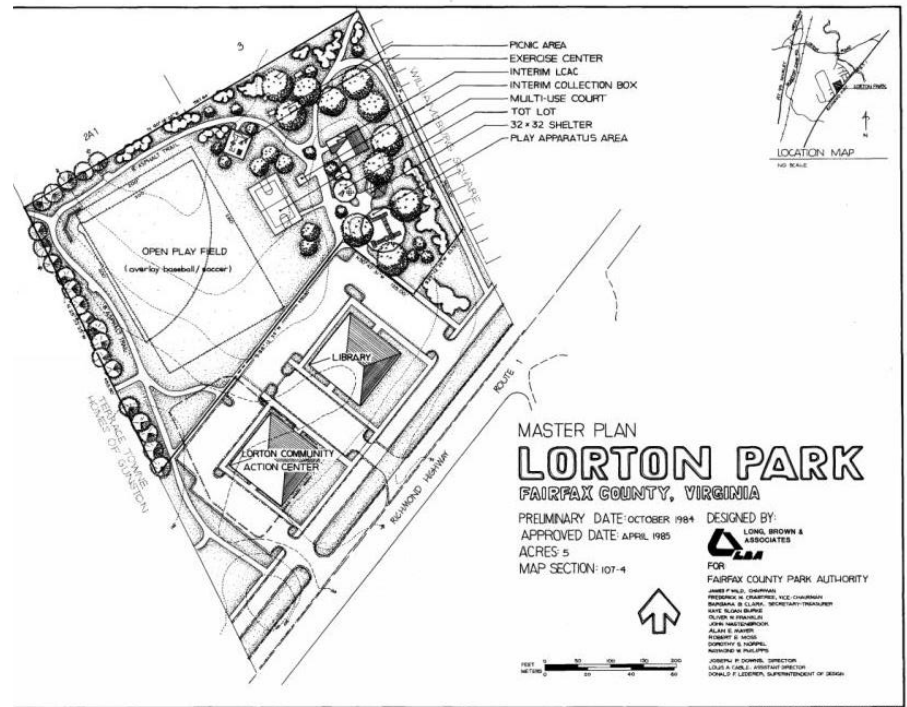
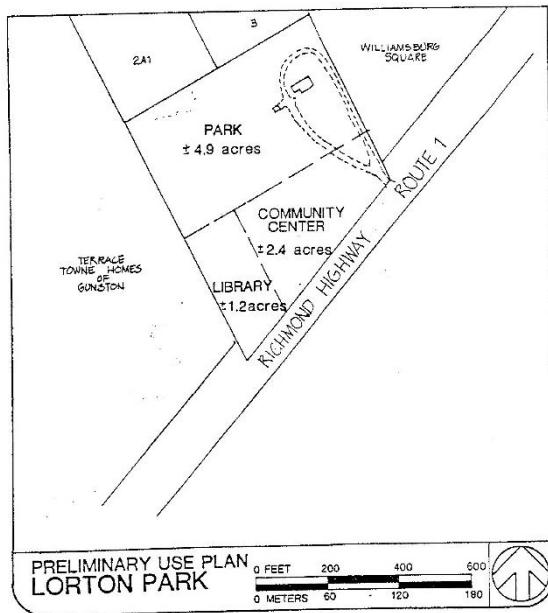


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Background

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



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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 (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



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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.



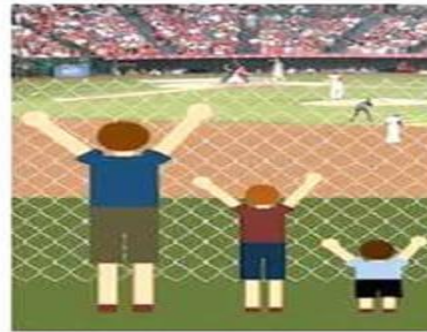
EQUALITY VERSUS EQUITY



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

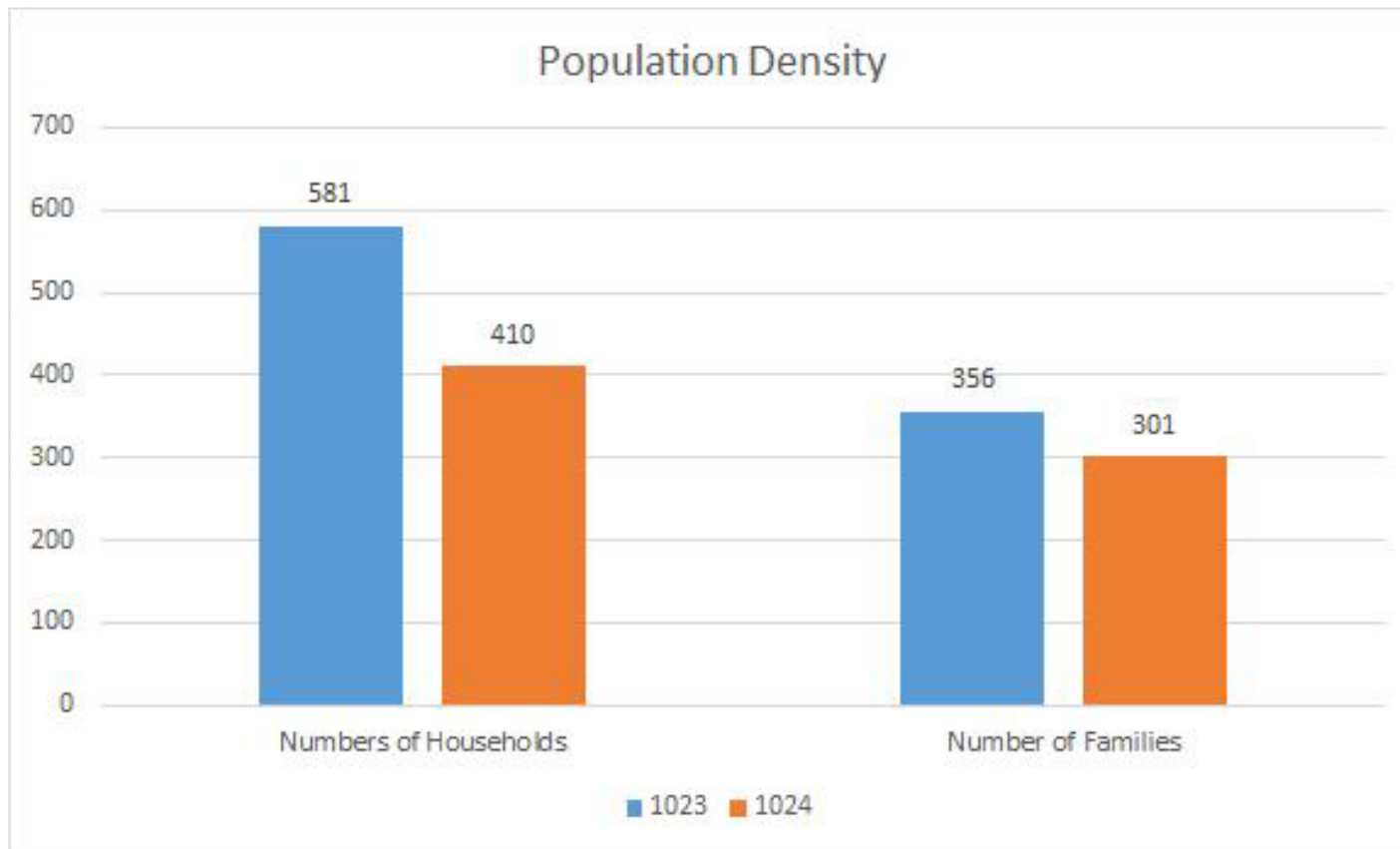


In the second image, individuals are given different supports to make it possible for them to have equal access to the game. They are being treated equitably.

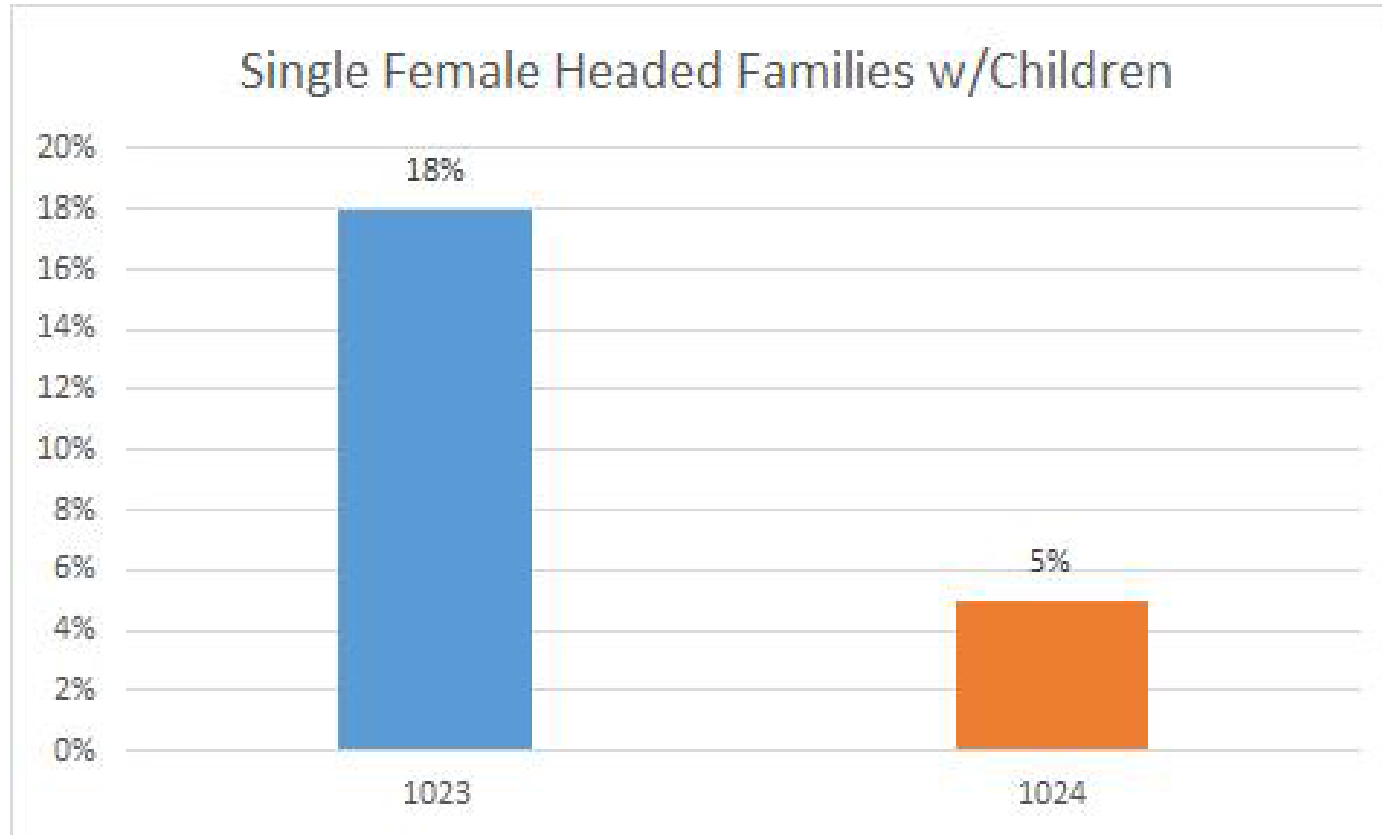


In the third image, all three can see the game without any supports or accommodations because the cause of the inequity was addressed. The systemic barrier has been removed.

Population Density

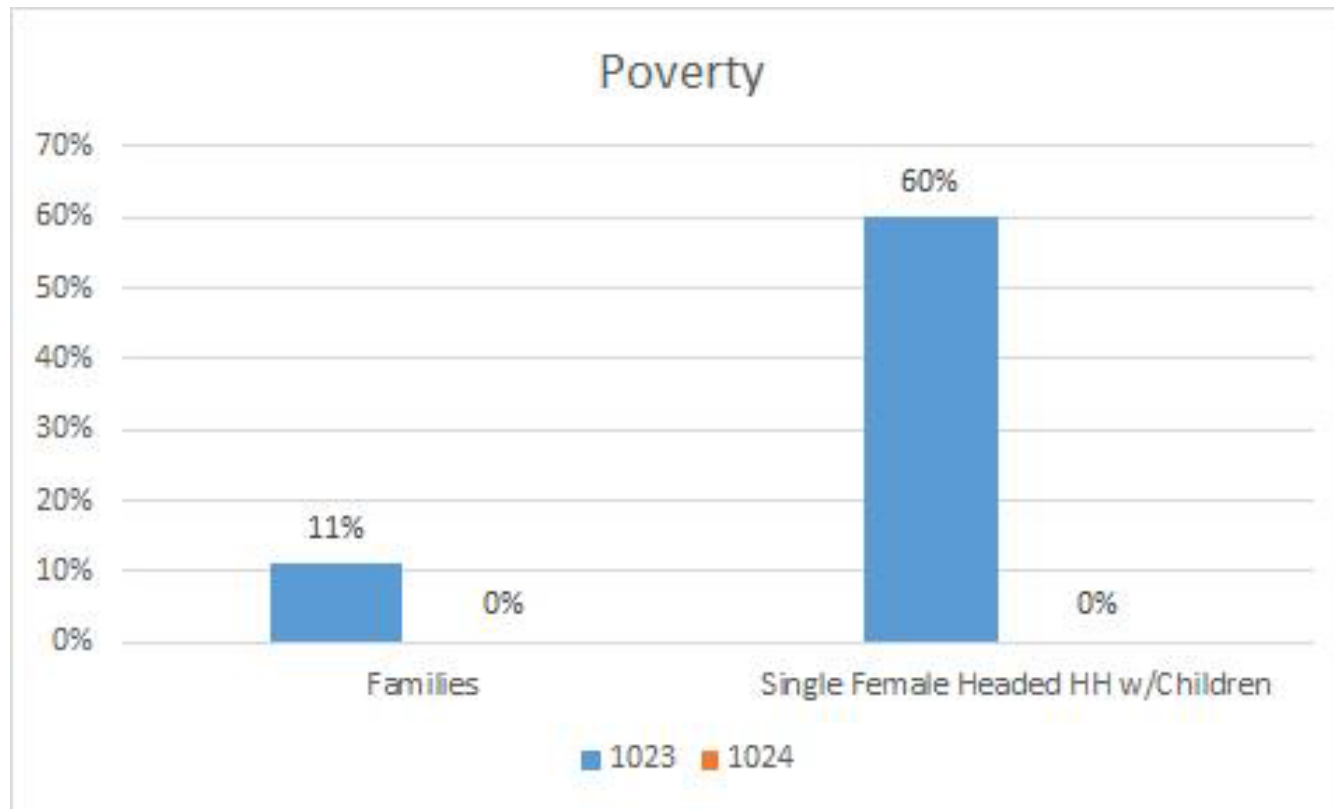


Population Density (by Type)

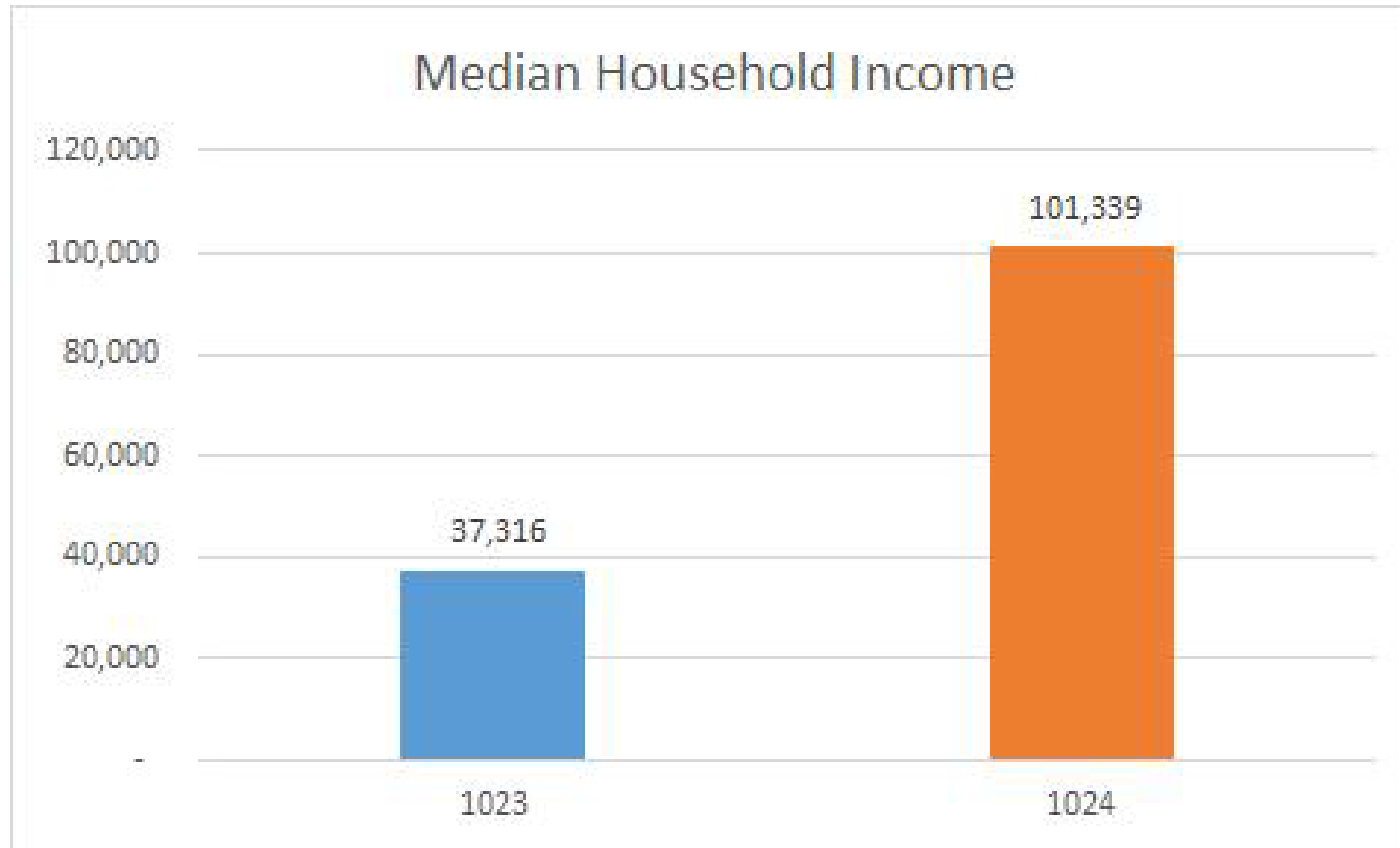


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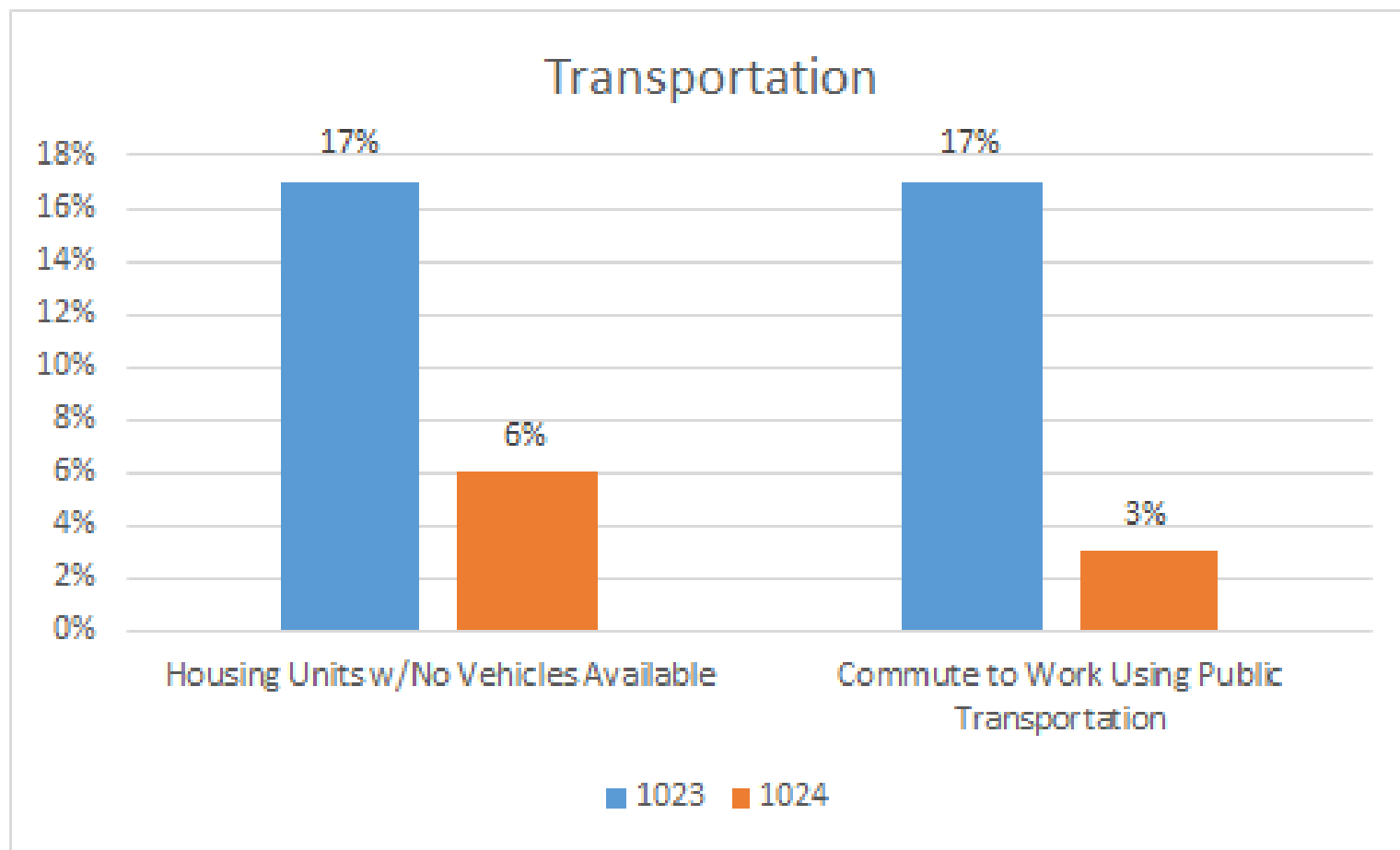
Poverty



Median Household Income

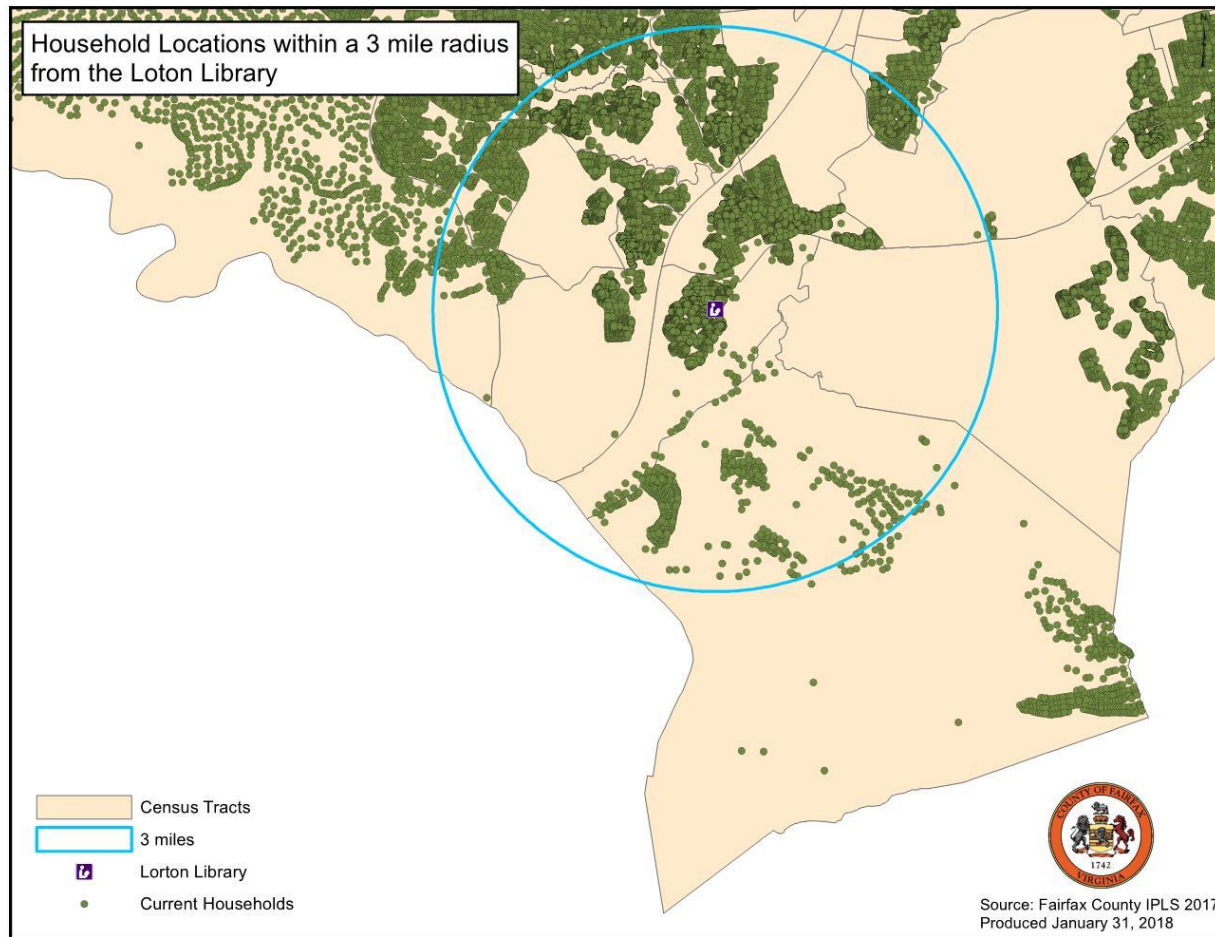


Transportation



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Household Location



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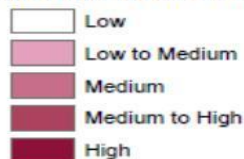
CSP Map

**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	

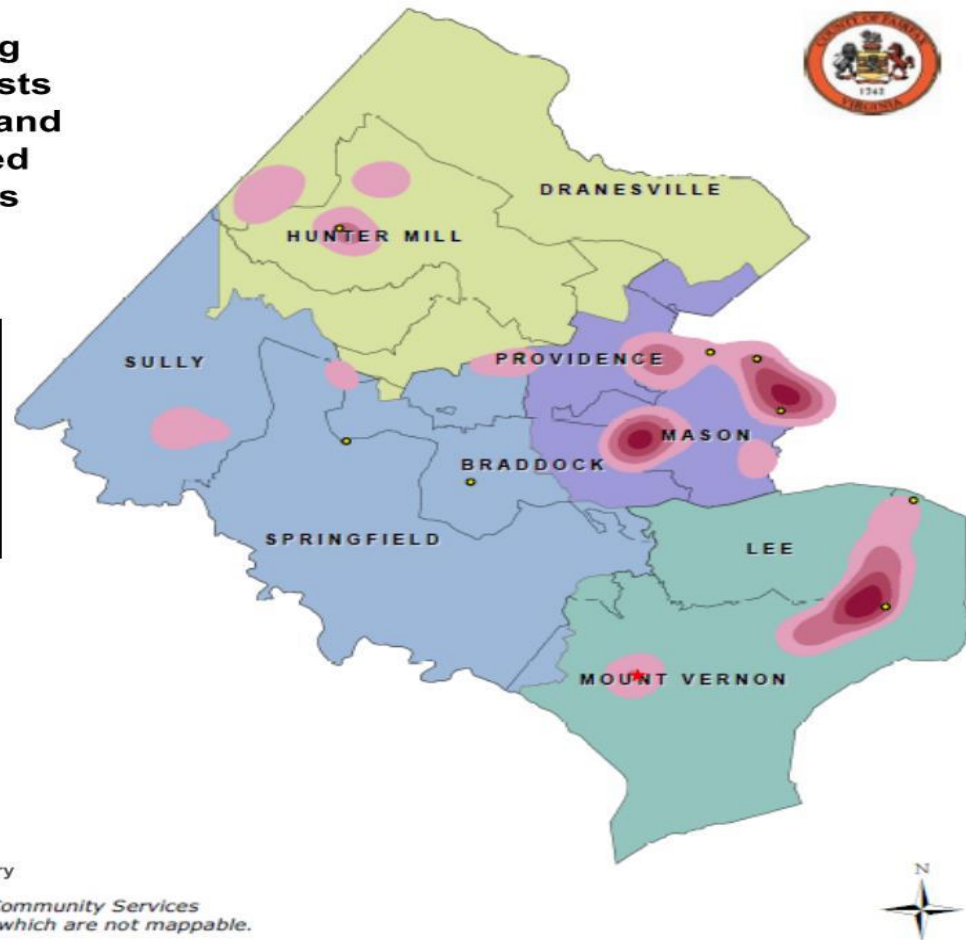
Density of Basic Needs Requests Calendar Year 2016



● Community Centers

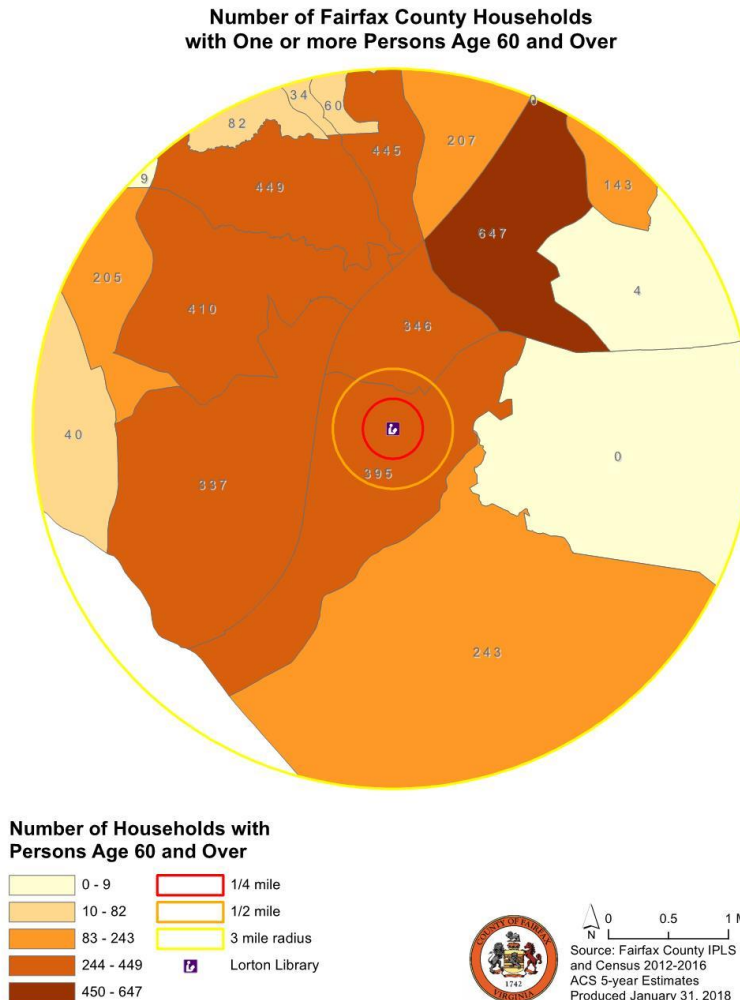
★ Lorton Library

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



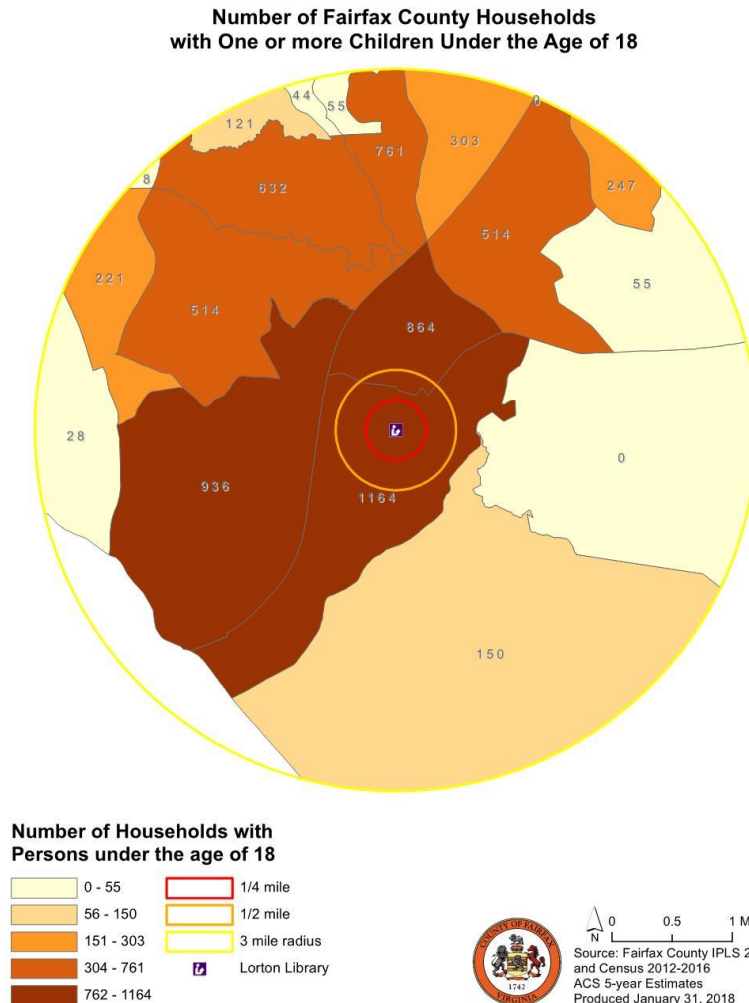
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Household over 60



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Household under 18



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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

Site #4: Lorton Road/Railway
Track

(Eliminated by Steering
Committee)



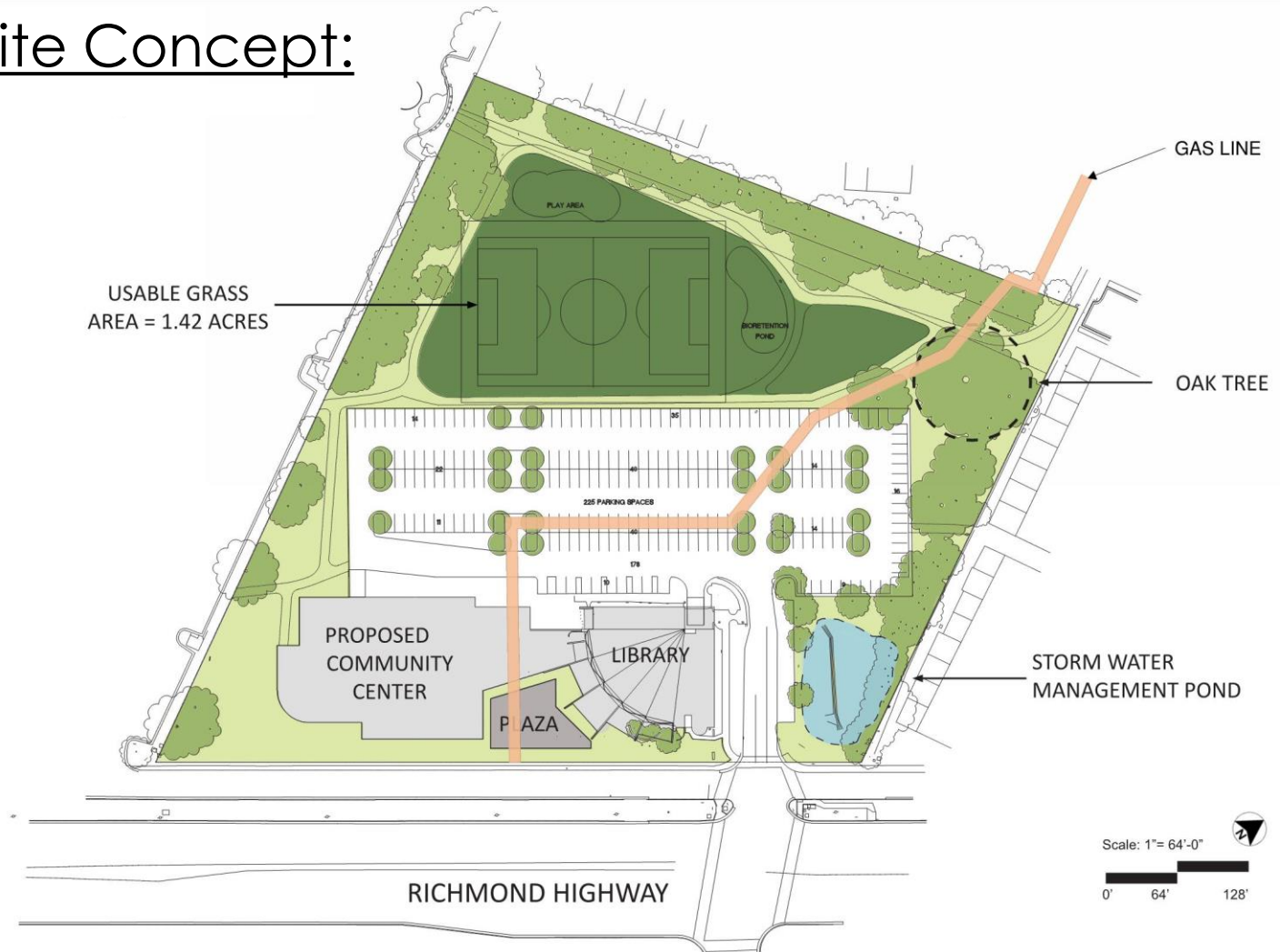
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Existing Site Plan



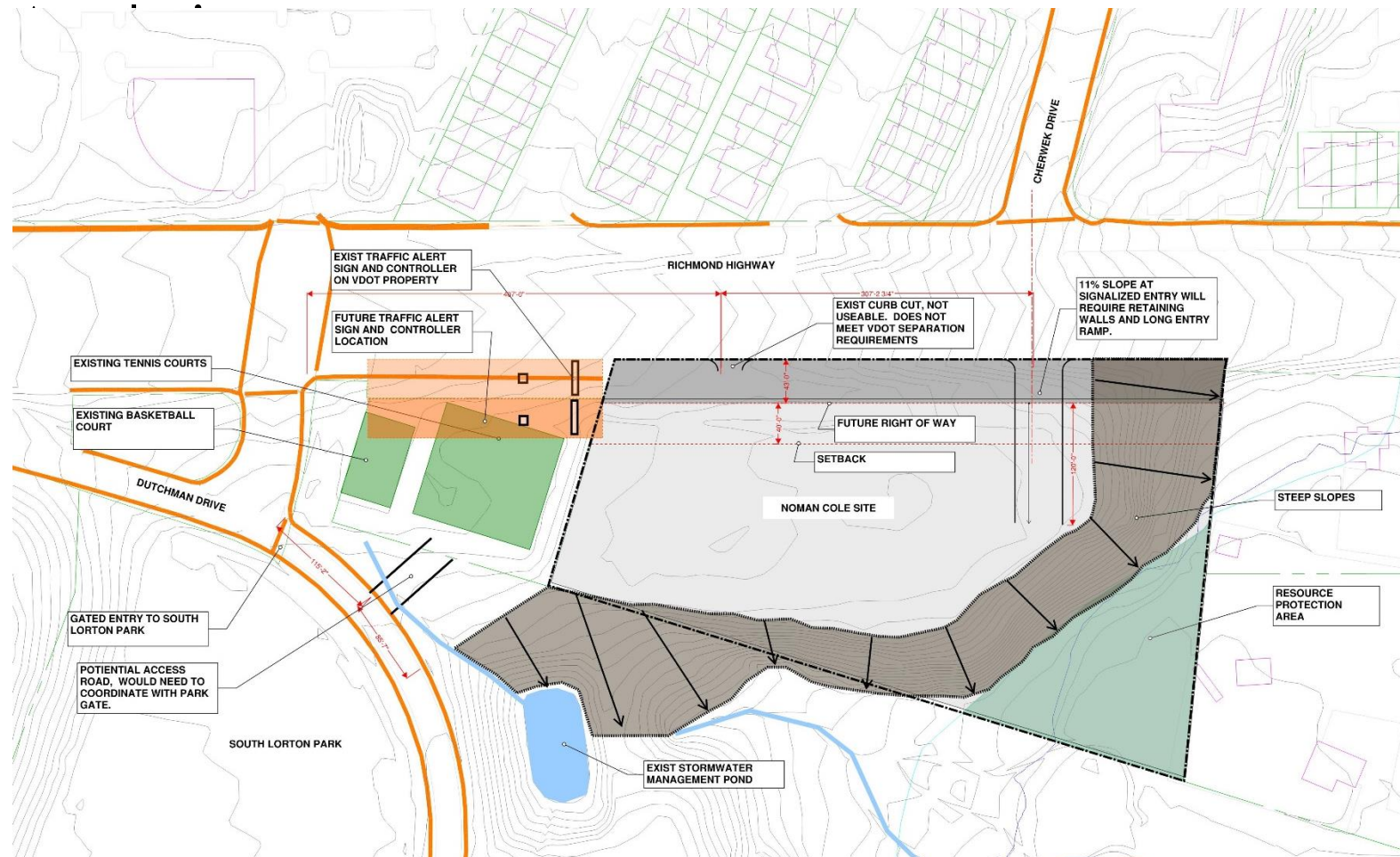
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Library Site Concept:



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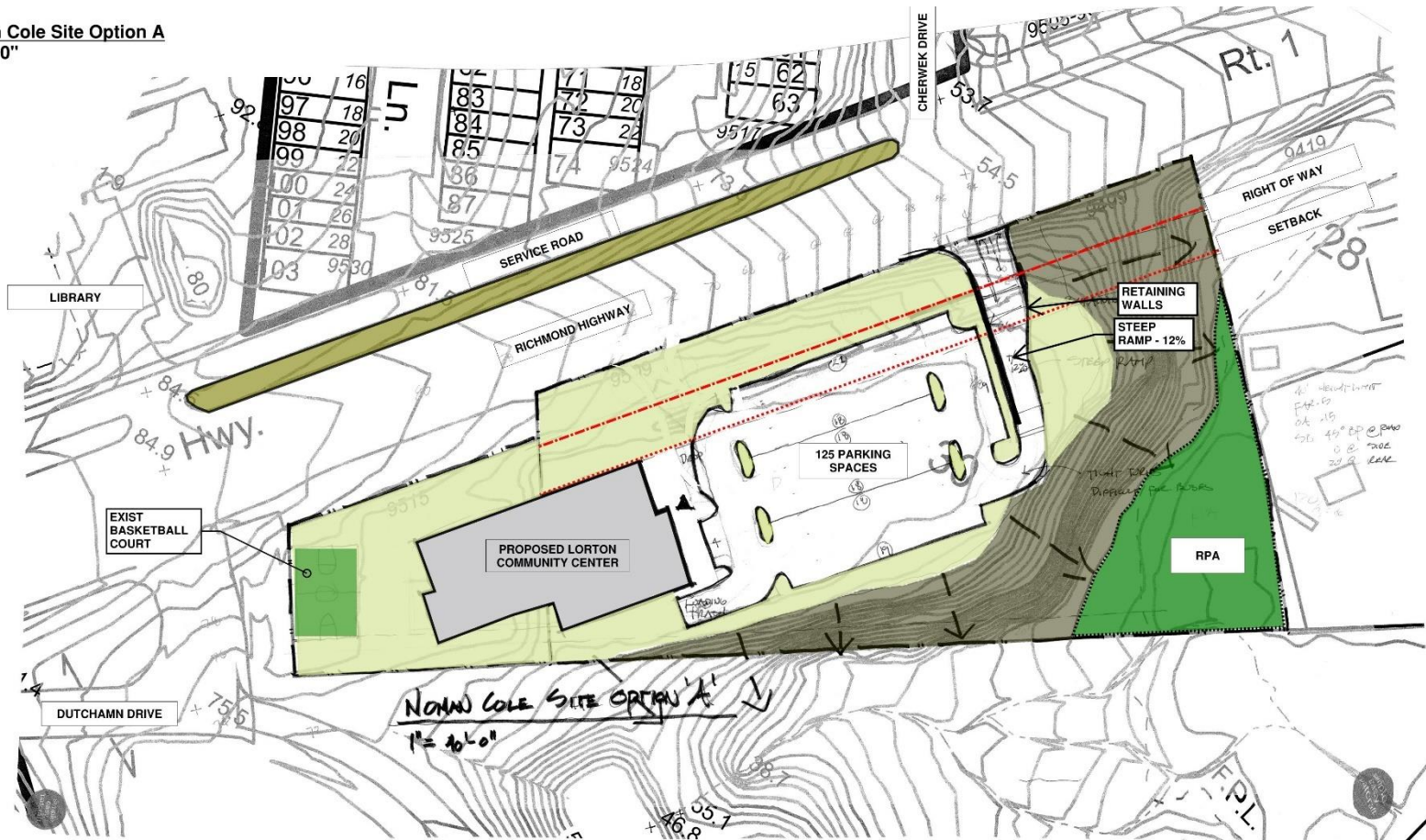
Noman Cole & Tennis Court Existing Site



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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 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



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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 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



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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 #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	



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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



Questions???

Comments...

